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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

HD 115

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name ROCKWOOD HISTORIC DISTRICT

other names/site number \_\_\_\_\_

2. Location

street & number Rockwood Blvd, from 11th Ave SE to Arthur, Garfield Rd South, to 29th Ave not for publication  
city or town Spokane vicinity \_\_\_\_\_  
state Washington code WA county Spokane code 063 zip code 99203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally (See continuation sheet for additional comments)

David Hansen  
Signature of certifying official

21897  
Date

David Hansen, Acting State Historic Preservation Officer  
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria (See continuation sheet for additional comments)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is

entered in the National Register

See continuation sheet

determined eligible for the National Register See continuation sheet

determined not eligible for the National Register

removed from the National Register

other, (explain) \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

Property Name Rockwood District

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Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets )

Property Name Rockwood DistrictCounty and State Spokane Co., WAPage 3**8. Statement of Significance**

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B Property is associated with the lives of persons significant in our past
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history

Criteria Considerations (Mark "x" in all the boxes that apply)

- ☐ A owned by a religious institution or used for religious purposes
- ☐ B removed from its original location
- ☐ C a birthplace or a grave
- ☐ D a cemetery
- ☐ E a reconstructed building, object, or structure
- ☐ F a commemorative property
- ☒ G less than 50 years of age or achieved significance within the past 50 years

## Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

LANDSCAPE ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

## Period of Significance

1906-1950

1906

1926

1939

## Significant Dates

## Cultural Affiliation

## Significant Person

## Architect/Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets)

USDI/NPS NRHP Registration Form

Property Name Rockwood District

County and State Spokane Co., WA

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**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets )

Previous documentation on file (NPS)

☐ preliminary determination of individual listing  
(36 CFR 67) has been requested  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings  
Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering  
Record # \_\_\_\_\_

Primary location of additional data

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☒ Local government  
☐ University  
☐ Other

Specify repository

Spokane Historic Preservation Office

**10. Geographical Data**

Acreage of property approx 180

UTM References

1	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	
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☒ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet )

Boundary Justification (Explain why the boundaries were selected on a continuation sheet )

**11. Form Prepared By**

name/title Sally Reynolds, Consultant

organization \_\_\_\_\_

date July, 31, 1996

street & number 7015 East 44th Avenue

telephone 509-448-0311

city or town Spokane

state WA zip code 99223

**Additional Documentation**

Submit the following items with the completed form

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location  
A sketch map for historic districts and properties having large acreage or numerous resources

Photographs

Representative black and white photographs of the property

Additional items (Check with the SHPO or FPO for any additional items )

**Property Owner (Complete this item at the request of SHPO or FPO.)**

name \_\_\_\_\_

street & number \_\_\_\_\_

telephone \_\_\_\_\_

city or town \_\_\_\_\_

state \_\_\_\_\_ zip code \_\_\_\_\_



# **National Register of Historic Places**

## **Continuation Sheet**

Section number 7 Page 1

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### **Rockwood District**

#### **Spokane County, Washington**

#### **Description**

Instantly recognizable on city maps because of its dramatic departure from the standard grid street pattern, the Rockwood neighborhood is an eighteen-block long and three-block wide residential area located in the southeast portion of the City of Spokane. Its northwest entrance, denoted by a pair of stone pillars at Rockwood Boulevard and Eleventh Avenue, is just southeast of the city's medical complex. After following Rockwood Boulevard around the great bluff that forms a portion of Spokane's South Hill, the neighborhood stretches south along Garfield Road, ending at Twenty-ninth Avenue. The street design, largely the work of the Olmsted Brothers Landscape Architecture firm of Brookline, Massachusetts, acquiesces to the area's natural features, particularly its slopes and rock outcroppings. A series of open spaces composed of natural areas, wide planting strips, boulevards, and small triangular parks are unique to this Spokane neighborhood. Homes, set well back from sidewalks and behind both evergreens and a dense summer canopy of street trees, range from imposing mansions to bungalows, reflecting styles that were in vogue between 1908 and 1942. Lots are frequently irregular in shape and vary from less than one-quarter acre to well over an acre in size. A second pair of stone pillars at the west entrance to Highland Boulevard, as well as several walls, gates, and landscaped grounds incorporate basalt rock in their designs. An elementary school in the area's southeast section and a small apartment house on Twenty-ninth Avenue are the only departures from single-family residential structures. Non-contributing resources consist of approximately fifty scattered homes built after 1950. Three residences have lost their historic integrity due to remodeling. Developed nearly to capacity, the area has maintained its integrity, attracting investment in renovation of older homes during the last decade.

The city of Spokane is the commercial center of an area approximately 200 miles in diameter known as the Inland Empire. Geographically remote, it is ringed by imposing mountain ranges: the Selkirks to the north, the Rocky Mountains to the east, the Blue Mountains on the south, and in the west, the Cascades. Coming from Coeur d'Alene, Idaho and running east to west through the center of the city is the Spokane River, plunging in elevation as it leaves the downtown area and is joined by Latah Creek to turn northward. Utilization of the river's power, and development of the region's other natural resources--minerals, timber and fertile soils, coupled with the arrival of transcontinental rail lines in the 1880s, led to a period of unprecedented growth that lasted until World War I. The legacy from this era of expansion and investment is visible in both the commercial and residential architecture of Spokane.

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Description--continued)

Spokane's earliest remaining residential areas are Peaceful Valley, below the Falls, and Browne's Addition which sits on a bluff above Peaceful Valley and the Spokane River. Except for the Summit Boulevard and Gonzaga neighborhoods, the rest of today's major residential areas developed later, spreading up the sides of the south and north hills, overlooking the central business district. Spokane's South Hill, formed by a great bluff, overlooks downtown and the Spokane Valley to the east. Recognizing the rugged terrain as an opportunity rather than an obstacle, Jay P. Graves and his associates sought the services of the renowned landscape architecture firm of the Olmsted Brothers of Brookline, Massachusetts to capture views and topographical features in designing the subdivision he chose to call Rockwood.

The Rockwood neighborhood is located in three major subdivisions. The northwest quarter, a series of replats replacing an older addition, is located in the Third Addition to Manito Park and, probably due to the complexity of the terrain, was replatted several times. Between 1908 and 1911 three principal replats were filed by the Spokane, Washington Development Company. The majority of the Rockwood neighborhood is in the Rockwood Addition and Manito Parks Second Addition, platted in March and April, 1909. These two plats, and a small section in the southwest corner of the Rockwood neighborhood platted as Cooks Fourth Addition, Blocks 7 and 8, comprise the area designed by the Olmsted firm. Highland Boulevard, Plateau, Overbluff and Upper Terrace Roads, street names found nowhere else in Spokane, are descriptive of the topography. Elevations range from 2140 feet at Eleventh Avenue--260 feet above the downtown area and Riverfront Park--to 2318 feet at Twenty-ninth Avenue.

Already halfway up Spokane's South Hill at Eleventh Avenue, Rockwood Boulevard's entrance sits at a break in the rise of the bluff. Past the decorative stone pillars inscribed with the words "Rockwood Boulevard," the bluff rises sharply. Some of the oldest Rockwood homesites sit both above and below this rimrock. One block southeast at Twelfth Avenue is the first of four grassed triangles. South of Fourteenth Avenue the Olmsted firm is responsible for street design, and all streets assume a curvilinear pattern. Upper Terrace Road turns south and uphill to Crest Road while Rockwood Boulevard circles the lower contour of the bluff, then turns south to meet Syringa and Overbluff Roads, becoming a true boulevard where it rejoins and parallels Upper Terrace Road. Curving eastward at Highland Boulevard, Rockwood Boulevard intersects with Garfield Road. Garfield weaves southward moving uphill through the center of the district to Plateau Road and a series of numbered cross streets, passing park triangles at Twenty-fourth, Twenty-fifth and Twenty-seventh Avenues.

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Description--continued)

Physical forces unique in geological history shaped the Eastern Washington landscape, leaving behind a topography that presented both a challenge and an asset to development. In addition to the great bluff or rimrock on the north, rock outcroppings are visible at many points. At the juncture of Crest and Upper Terrace Roads, rock formation suggests the top of a basalt flow. To the east, Syringa Road borders a steep cliff. Near Nineteenth Avenue at Upper Terrace, a huge black cottonwood shades a seasonal spring that divides two parcels. Further south, rock outcroppings can be seen along Highland and Rockwood Boulevards where the median is used to absorb the grade change. Beyond the steep portion of Garfield Road, rock outcroppings, mounds and small cliffs are visible along Plateau and Rhyolite Roads and Twenty-sixth Avenue.

Throughout the neighborhood, native Ponderosa pine trees and occasional natural areas have been left untouched. Douglas firs shade many homes. Planted along wide parking strips, street trees form a dense canopy. Double rows line the boulevards on Rockwood and Highland, following the planting plan of the Olmsted firm. Maples are the most abundant, and at least three species are identifiable. Red maples shade the Twelfth Avenue triangle and sycamore maples line lower Rockwood Boulevard. Along Upper Terrace south of Eighteenth Avenue are a dozen oak trees. Highland Boulevard has northern red oak planted in pairs on the boulevard, and singly along parking strips. The dominant tree along Garfield Road is the European linden. The level north side of Plateau Road has hawthorns, while honeylocusts are found on Syringa. Norway maples are found along Twenty-fourth, Twenty-sixth, and Rhyolite, with lindens and mountain ash at the south end of Garfield Road.

The low bench area along the west side of Rockwood Boulevard once served as the bed for an electric streetcar line. Concrete and brick steps and a platform are still intact at the intersection of Rockwood Boulevard and Syringa Road. Where Highland intersects, a concrete and stone stairway permits pedestrians to traverse the grade.

The Rockwood neighborhood has 350 homes in a variety of high style and vernacular examples popular from the early 1900s onward. Tudor Revival and Colonial Revival are the dominant styles, expressed in a variety of forms reflecting both early and later style interpretations. Craftsman, Prairie, French Eclectic, and Spanish Eclectic Styles are also well-represented. Less common are examples of Neoclassical, Monterey, and International styles, and an occasional Italian Renaissance feature. Post-1930 homes include Minimal Traditional and Ranch styles.

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Description-continued)

A single Queen Anne is among the oldest homes. Designed when the automobile was becoming a standard possession of the upper middle class, detached garages in complementary styles sit behind most pre-1930 homes. Some early homes include two-story garages that served as living quarters for chauffeurs or servants. While some homes along Rockwood Boulevard's bluff and curves are easily seen, deep set-backs, large lots, vegetation, rock formations and cliffs cause many to be nearly invisible.

Development was sporadic, with two peak periods of building activity, the first beginning in 1908 and lasting until 1915, the other occurring between 1936 and 1942, with an era of steady development in the 1920's. These were interrupted by external forces: World War I, the Great Depression, and World War II. The transition in taste from decorative and ostentatious to subdued--from bold exhibition of one's wealth and status common to the early twentieth century to the restrained expression of upper middle class stability and decorum following the Depression--is evident, especially in the interpretation of Tudor Revival styles. It also reflects Spokane's growing middle class and the disappearance of the fortunes made in mining, railroad development, and land speculation.

Atop the bluff along Fourteenth and Sixteenth Avenues, lots with choice views were developed early. Perhaps Spokane's largest residential structure, the 24-room August Paulsen mansion is a cornerstone for the Rockwood district. Nearly hidden from sight, it has a commanding view over the city and valley from the bluff above Rockwood Boulevard. The design of architect John K. Dow, it is Tudor Revival in style, of steel frame construction with reinforced concrete floors, finished in tapestried brick, with open terraces overlooking the grounds. Built to provide maximum fire protection, wood is used only as an interior trim material. Started in the spring of 1911, it took a year to complete, costing an estimated \$75,000. Today it serves as quarters for Spokane's Episcopal Diocese at East 245 Thirteenth Avenue.

One of the area's principal investors, Frank Graves, completed his Mission style home at 515 East Sixteenth Avenue before the district was replatted, taking one of the most private view locations. His house, incorporating Prairie Style elements, is contained mostly on one floor, giving the structure an exceptionally generous footprint on his large and irregular lot. Later he surrounded his estate with a formidable stone wall. It is stuccoed to match his home, and finished with a row of red brick and Art Moderne detailing. Next door at 615 East Sixteenth,

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### Rockwood District Spokane County, Washington

(Description-continued)

George Wooster built his large residence incorporating both Colonial Revival and Craftsman elements in its red brick finish, bracketed eaves, and gabled entry. Between these two early homes and the Paulsen mansion, Dr. H. L. Morehouse and E. W. Hays built homes at 407 East Fourteenth and 1329 Ferris Court. The Morehouse home, designed by Frank G. Hutchinson with Tudor lines and Craftsman details, is slightly asymmetrical, with front facing cross gables and a gabled dormer. A matching garage on the west is clad in identical double-shingle siding. Recently renovated, its copper roof has darkened, assuming the appearance of wood shingles. The Hays home, a Craftsman, has an altered entry porch being partially restored by the current owners. At the end of Fourteenth Avenue the Myron Folsom home, designed by W. W. Hyslop, is half-timbered on the second level, with a hipped roof and jerkinhead gables.

In the same time period, between 1910 and 1914, several large Tudor Revival, Craftsman, and Colonial Revival or American Foursquare homes were constructed in newly opened portions of the Rockwood district. Halfway up the side of the bluff at 508 East Rockwood Boulevard is the George Odell home. W. W. Hyslop was engaged to design this \$40,000 nine-room mansion in Neoclassical Revival style, with Tuscan pillars supporting the curved roof over the entry. Two-story porch wings on either end looked out over grounds designed by Spokane's only resident landscape architect at that time, Miles E. Estep. A two-story garage at street level provided accommodations for staff. Its neighbor to the west, the E. J. Cannon home at 416 East Rockwood Boulevard, is a red brick and white stone Colonial Revival home with brick and stone side porches, a central entry with a pediment supported by pillars, and two levels of stone terraces with garden areas below. The twelve-room house was built on speculation by contractor Amil T. Johnson and sold to Cannon for \$30,000.

Across the street at 547 East Rockwood Boulevard, the three-story Tudor Revival home of J. P. McGoldrick, of pressed brick and stucco, was completed in 1911. In the same block, at 527 East Rockwood Boulevard, J. W. Turner had designer and builder John E. Anderson construct his two and one-half story Craftsman home, with Tudor Revival details. Above its basalt foundation and masonry-clad first story are large half-timbered gables with bowed windows and dramatically flared eaves. Also below the bluff two more exceptional residences from the early era of Rockwood development were constructed by Amil T. Johnson. At 415 East Twelfth Avenue a home that is one of Spokane's best examples of the Prairie Style was built by him for Conrad Wolfle in 1912. Immediately southeast and facing the park triangle is the McClintock.

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### Rockwood District Spokane County, Washington

(Description-continued)

home, built one year later. This three-story Tudor Revival with jerkinhead gables is finished with brick and half-timbering. Built for \$45,000, it sits on three lots. To the east, builder C. A. Lansdowne completed two large American Foursquares at 526 and 532 East Twelfth Avenue. One block southeast at Sheridan and Rockwood, A. E. Grant's home, designed by W. W. Hyslop, was built for an investment of \$30,000. The first story is faced with cut stone and the second level has a gabled overhang, bracketed oriel, and large window boxes. Maintained with care, it continues to draw admiration for its Craftsman features today.

To the east where Rockwood Boulevard begins its sweeping curve around the bluff, Hultman and Anderson began construction on a W. W. Hyslop design in the spring of 1913 that is a landmark example of the Tudor Revival style. This sixteen-room two and one-half story home has an exterior of roman brick with sandstone trim and decorative half-timbering on a large gable at the servants' wing. A living room porch, tiled terraces, well-landscaped yard, and basalt rock wall unite this home with the natural features--ponderosa pine and rock outcroppings--on its large corner lot at Rockwood Boulevard and Garfield Road. Above Rockwood Boulevard a section of Upper Terrace opened with the completion of the E. G. Taber home in 1910. The Taber home, at the intersection of Nineteenth and Upper Terrace, was done in the Craftsman style by W. W. Hyslop and features a large front-facing gable. Oscar Bowen's home, designed by Willis A. Ritchie, was completed soon after. This shingle-clad Colonial Revival sits on a generous corner lot at Twentieth Avenue where Rockwood reunites with Upper Terrace. A veranda enclosed by a basalt wall, painted white, extends from the off-center entry and curves around the south elevation. An unusual doorway includes a decorative frieze and basalt piers.

Another section of the Rockwood District that immediately attracted development was Overbluff Road where Rockwood Boulevard meets Twentieth Avenue. On a large corner site, W. W. McCreary built his \$25,000 brick Colonial Revival home with a full-width stone front porch facing Rockwood Boulevard. A side entry facing Overbluff Road, finished with a pedimented doorway, today serves as the main entry, and the former entry, with its steps replaced with matching stone railing is now a porch wing. Across Overbluff to the south, at 2007 South Rockwood Boulevard, A. T. Johnson constructed an Earl Morrison-designed home for attorney W. H. Plummer. The classic Colonial Revival character of this large brick home has been retained despite some alteration. The red brick has been painted white and a one-story porch wing has been removed from the north elevation. Its street frontage includes a fifteen foot parking strip.

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Description-continued)

East on Overbluff, two homes were completed a year earlier. J. S. Ramage's two and one-half story home at 826 Overbluff, with its hipped roof and classic wrap-around porch with pillars and wood railings was featured in advertisements for the Rockwood district. A one-story east wing, added later, duplicates original styling. A matching one and one-half story garage sits behind the home. At 846 Overbluff, Clemens A. Trimborn's one and one-half story Craftsman home was built with a basalt foundation, full front porch, and large shed dormer.

One block to the south, the Highland Boulevard section of Rockwood also drew buyers desiring large lots and custom-designed homes. The A. W. Witherspoon residence, designed by C. R. Wood, departed in style from previous homes, reflecting Italian Renaissance and Mission styles in a formally symmetrical design. This large stuccoed home, at 2124 Rockwood Boulevard, has both arched and rectangular windows. A green tile hipped roof is low pitched with wide eaves and two hipped dormers. The entry, framed by large Tuscan pillars, has a shed roof. Beyond its front veranda, the original landscaping for this street was designed by the Olmsted firm, with completion of the design for the Witherspoon lot by M. E. Estep. Blending with the stone pillars identifying Highland Boulevard at Hatch is an intermittent dry stone wall of basalt that breaks with squared columns at entrance steps to the Witherspoon and adjacent homes. Across the street at 2020 South Rockwood Boulevard, contractor O. M. Lilliequist erected his own twelve-room mansion of solid brick construction with stucco finish. Prairie Style with Mission elements, the home has both a porte cochere and a garage. The Witherspoon and Lilliequist homes overlook one of the Rockwood district's most familiar streetscapes. At its southeast curve, a series of Tudor Revival and Craftsman homes face the Boulevard. They include the 1911 Frank Rose home with its three sloped eyebrow dormers, and the W. D. Lloyd residence with vertical half-timbered second story and gables and an entry guarded by a 1970's addition--a pair of cast stone lions.

Moving south, lots decrease in size as the slope tapers and views diminish. Still on curvilinear streets with basalt protrusions, ample parking strips, deep setbacks, and park triangles, these more affordable parcels attracted buyers with distinguished taste as well. C. Harvey Smith was the architect for A. J. Rhodes' \$17,000 home at 2407 Garfield Road. The Craftsman home, with a twelve-foot deep veranda running across the front and around the south side, sits on a rock knoll, as distinctive today as it was in a 1912 advertising brochure. At 2625 Garfield Road, attorney Lawrence Jack purchased an eight-room Craftsman home with rustic stone foundation.

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Description-continued)

By 1916, when John J. Hughes moved into his Colonial Revival home at 2326 Garfield Road, new construction in Spokane had slowed nearly to a standstill, and wouldn't resume again until after World War I. Seventy homes were added during the decade that followed, beginning with W. F. Padmore's symmetrical Prairie Style home at 1807 South Rockwood Boulevard. A central entry porch below a jerkinhead gable and hipped roof with wide eaves add a Craftsman touch to this doubled-shingled house with its steep corner lot and perennial flower beds. Another Prairie Style, with a large centered entry porch, was built at 2217 South Rockwood Boulevard.

Tudor Revival assumed an updated form, borrowing simplified lines from French Eclectic styling in two impressive homes on Overbluff Road. The C. A. Bartleson residence at 913 Overbluff Road, finished in a pale red brick, has a steeply pitched roof with cross gables and chimneys with elaborate double and triple chimney pots. A two-story tower at the juncture of the cross gable contains the main entry. The work of Whitehouse and Price, this 1921 residence marks the emergence of a new generation of skilled architects. Three doors west, George M. Rasque was the architect of a large brick Tudor Revival with a central entry in a broad cross gable, and french windows that afford a sweeping view on this steep site.

Among the designers and builders who set residential style standards on the South Hill is John E. Anderson. A stonemason and contractor who turned to architectural design, his Tudor Revival and Spanish Colonial structures are distinctive additions to the Rockwood district. Homes he both designed and built include 1321 Ferris Court, 1709, 1717, and 1720 Upper Terrace, and his own 1941 home, in Spanish Eclectic Style, located halfway up the bluff at 616 East Rockwood Boulevard. His designs often exhibit elaborate and decorative brickwork. The hillside home he constructed in 1927 for the Fred Stanton family on Highland Boulevard is one example. Another is the Fred Westcott-designed home he completed for J. L. Cooper in 1929, on the Spokane Register of Historic Places. Archibald Rigg of the architectural firm Rigg and Vantyne also chose to live in Rockwood, first in a red brick Colonial Revival at 816 Overbluff Road, and then a Spanish Eclectic home he designed and moved to in 1937, at 1821 Upper Terrace. Adjacent to it is the French Eclectic home Jay P. Graves built for himself in the same year.

With economic recovery after the Great Depression, the Rockwood district enjoyed its last great building surge as the remaining lots most suited for homesites were developed. Two lots on



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### Rockwood District Spokane County, Washington

(Description-continued)

Rockwood Boulevard made desirable with the removal of the streetcar line were 716 East Rockwood Boulevard where Gustav A Pehrson designed a large Tudor Revival home, with tapestried brickwork by John Anderson, for the Priess family, and to its east, 808 East Rockwood Boulevard, where Dr W S Higgins and his wife built their French Eclectic home, honored by a national housing magazine as its "1935 prize house " Three-ranked, with a steeply-pitched hipped roof and broken pediment over the entrance, it was designed by New York architect Verna Cook Salomonsky

Adding another style dimension to the area, restaurateur Victor Dessert chose Gustav A Pehrson to design his hilltop home at 1520 South Rockwood Boulevard in the International style with Spanish Eclectic elements At the opposite end of the district, Albert W Funk designed an International Style home for Edward W Moen where Garfield Road meets Twenty-eighth Of concrete construction, the house has one and two-story wings with corner windows and curved walls Three more distinctive homes added in the 1930s include the Spanish Eclectic home of Dee Riegel that spreads across a large corner lot between Rockwood Boulevard and Upper Terrace Stuccoed, its red tile roof has multiple levels At 1521 Rockwood Boulevard, the Lundquist home, finished in brick veneer, has a central chimney, quoined side arch, entryway, and window surrounds using cut stone as trim John E Anderson's home for William Hatch at 725 Twenty-fifth also reflects a preference for brick veneer with Italian elements The brickwork in this one and one-half story home with arched entry and window openings is notable Among the last homes completed in the building upsurge before World War II was the Kindschi home at 733 Plateau Road Located on one of the choice lots in the Rockwood District, this large French Eclectic brick home with its steeply pitched hipped roof and through-the-cornice segmental arch dormers suits its site A garage addition matches original architecture

Harold C Whitehouse, another architect who chose to build his own residence in the Rockwood district, incorporated design details found in his masterpiece, Saint John's Cathedral, in this unique stone and concrete block composition Done in 1948, his Plateau Road home included a studio and space to serve clients Originally contained all on one level, a two-story annex with bedroom and garage space has been added on the back Although its finish is not compatible, the addition is largely shielded from view

Hutton Elementary School, east of Garfield Road between Twenty-fourth Avenue and Plateau Road, was completed in 1921 The design, by Archibald Rigg, is Spanish Eclectic, an unusual

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Description-continued)

style for Spokane area public schools. There is a large cross gable over the central entry, and arched windows in the gables framed by the steep roofline. A classroom wing with similar styling was added in 1949. Non-contributing portable classrooms of more recent vintage currently reduce visibility of its facade.

There are 350 homes in the Rockwood District and of these, 285 were built before 1950. The greatest concentration of non-contributing homes is located on the crest of the circular bluff and these homes are not visible from public vantage points. Contemporary home design tends to complement historic structures. Less than a half-dozen older homes have been altered to a degree that compromises their integrity. Of the few remaining vacant parcels, most pose a challenge to site development.

# National Register of Historic Places Continuation Sheet

## Rockwood District Spokane County, Washington

### Key--Inventory of Rockwood Addresses\*

#### VICTORIAN HOUSES 1860-1900

**QA** Queen Anne/262 -- 1880-1910

**FV** Folk Victorian/309 --1870-1910

#### ECLECTIC HOUSES 1880-1940

##### *Anglo-American, English, and French Period Houses*

**CR** Colonial Revival/320 -- 1880-1955

**NC** Neoclassical/342 -- 1895-1950

**TR** Tudor Revival/354 -- 1890-1940\*\*

**FE** French Eclectic/386 -- 1915-1945

##### *Mediterranean Period Houses*

**IR** Italian Renaissance/396 -- 1890-1935

**MI** Mission/408 -- 1890-1920

**SE** Spanish Eclectic/416 -- 1915-1940

**MN** Monterey/430 -- 1925-1955

##### *Modern Houses*

**PR** Prairie/438 -- 1900-1920

**AF** American Foursquare/439 -- 1900-ca 1920  
(Prairie subtype/444)

**CM** Craftsman/452

**CM-B** Bungalow w/ Craftsman details

**B** Bungalow -- 1905-1930  
(Craftsman vernacular/subtype)

Modernistic/464 -- 1920-1940

**AM** Art Moderne/465 (Modernistic subtype)

**AD** Art Deco/465 (Modernistic subtype)

#### AMERICAN HOUSES SINCE 1940

Modern/476 -- ca 1935 to present

**MT** Minimal Traditional/478 -- 1935-1950

**R** Ranch/479 -- 1935-present

**SL** Split-level/481 -- 1955-75

**C** Contemporary/482 -- 1940-1980

**SH** Shed/484 -- ca 1960-present

Neoclectic/486 -- ca 1965-present

**NeoC** Neocolonial/489 -- ca 1950-present

**NeoT** Neotudor/491 -- ca 1965-present

**NeoM** Neomediterranean/492 -- ca 1970-present

#### Stylistic Mixtures

**E** Eclectic/12-15

\*"McAlesters' Field Guide to American Houses" was used to identify styles, page number in McAlester's follows style type

\*\* "Tudor" in McAlesters'

cott - cottage

d - dutch influence

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses**  
With parcel numbers/year built and style

**12th Ave E**

**401** 35203 2811/1911 CMw/TR  
**415** 35203 2812/1912 PR  
  
**526** 35203 3503/1912 AFw/CM  
**532** 35203 3502/1912 AFw/CM  
**540** 35203 3501/1930 TR

**13th Ave E**

**245** 35203 2901/1912 TR

**14th Ave E**

**407** 35203 2812/1912 CMw/TR  
**411** 35203 3418/1933 TR  
**425** 35203 3419/1921 CR  
**505** 35203 3404/1939 MT  
  
**528** 35292 0101/1912 TR  
  
914 35291 2107/1954 MT  
920 35291 2106/1953 MT  
926 35291 2105/1953 MT

**16th Ave E**

**515** 35292 0103/1906 MIw/PR  
**615** 35292 0206/1909 E-CR/CM

**18th Ave E**

**825** 35291 2304/1941 MT  
**835** 35291 2305/1939 FE  
**841** 35291 2306/1946 CR  
  
836 35291 2416/1926 TR\*  
**840** 35291 2404/1923 MT  
**844** 35291 2403/1924 B

**19th Ave E**

**712** 35291 2803/1910 CM  
718 35291 2802/1953 R  
  
**906** 35291 3005/1929 MT  
**916** 35291 3004/1929 TRcott  
**920** 35291 3003/1929 TRcott  
**924** 35291 3002/1939 TR  
**930** 35291 3001/1912 B

**20th Ave E**

**703** 35291 2806/1923 CR-d  
**709** 35291 2807/1940 CR  
**715** 35291 2808/1912 MI  
**723** 35291 2809/1911 CM  
  
**704** 35291 3307/1940 CR  
**712** 35291 3306/1922 CM-B  
**716** 35291 3305/1912 CM-B  
**722** 35291 3304/1916 CM-B  
**726** 35291 3302/1923 MT  
  
**911** 35291 3009/1911 PRw/CM  
**917** 35291 3012/1912 CM  
  
**916** 35291 3102/1941 MNw/CR

**23rd Ave E**

705 35294 0514/1948 R  
711 35294 0508/1950 R  
**723** 35294 0509/1927 B  
**729** 35294 0510/1912 CM-B  
**735** 35294 0511/1915 CM-B  
741 35294 0512/1955 R  
**749** 35294 0513/1915 PR

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses--Page 2**

**23rd Ave E --cont**

704 35294 0706/1958 SL  
710 35294 0705/1957 SL  
718 35294 0704/1954 R  
734 35294 0703/1912 CM-B  
738 35294 0702/1926 CM-B  
746 35294 0701/1931 TR

**24th Ave E**

705 35294 0707/1954 R  
719 35294 0708/1946 SE  
723 35294 0709/1946 CR  
735 35294 0710/1915 CR

706 35294 0906/1952 SL  
710 35294 0905/1921 B  
720 35294 0904/1940 FE  
734 35294 0902/1915 NC

821 35294 0619/1975 SL  
827 35294 0620/1963 C  
907 35294 0621/1955 R  
915 35294 0617/1939 AM

908 Hutton Sch /1921 SE

**25th Ave E**

703 35294 0907/1953 R  
715 35294 0909/1912 CMw/TR  
719 35294 0910/1922 CM-B  
725 35294 0911/1937 TR

712 35294 1106/1926 CM-B  
716 35294 1105/1922 CM  
726 35294 1104/1914 CR-d

**26th Ave E**

711 35294 1109/1941 TRcott  
715 35294 1110/1938 CR  
725 35294 1111/1923 PR  
739 35294 1112/1922 B

708 35294 1217/1924 B  
714 35294 1216/1926 CM-B  
720 35294 1204/1925 B  
738 35294 1203/1924 B  
742 35294 1202/1924 E-CM/TR  
752 35294 1201/1926 TR

803 35294 1016/1913 AFw/CM  
809 35294 1017/1911 CR  
815 35294 1018/1960 C  
823 35294 1019/1930 TR  
829 35294 1020/1938 TR  
833 35294 1021/1928 TR  
901 35294 1022/1922 B  
907 35294 1023/1954 SL  
915 35294 1024/1930 TR  
919 35294 1025/1927 TR

804 35294 1304/1911 QA  
818 35294 1303/1911 AFw/CM  
826 35294 1302/1911 AF  
832 35294 1301/1922 CR

908 35294 1412/1926 CR  
912 35294 1411/1924 B  
920 35294 1410/1926 CR

**27th Ave E**

703 35294 1207/1939 CR  
711 35294 1208/1939 CR  
715 35294 1209/1939 CR  
717 35294 1210/1939 CR

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses--Page 3**

**27th Ave E --cont**

**702** 35294 1706/1939 TR  
**708** 35294 1705/1939 TRcott  
**714** 35294 1704/1949 MT  
**720** 35294 1703/1939 FE

**28th Ave E**

**703** 35294 1707/1954 R  
**711** 35294 1708/1941 CR  
**717** 35294 1709/1939 MT

**708** 35294 1804/1909 B  
**714** 35294 1803/1939 MT  
**720** 35294 1802/1939 MT

**810** 35294 1613/1938 AM

**915** 35294 1403/1939 MT  
**925** 35294 1402/1939 AM

**840** 35294 1506/1937 CR  
**848** 35294 1505/1931 TR  
**910** 35294 1504/1931 TR  
**918** 35294 1503/1934 TR  
**924** 35294 1502/1940 AM  
**930** 35294 1501/1938 SE

**29th Ave E**

**703** 35294 1805/1930 MT  
**707** 35294 1806/1908 CM-B  
**711** 35294 1807/1908 AF  
**717** 35294 1808/1908 CR  
**721** 35294 1810/1957 R

**911** 35294 1511/1940 MT  
**915** 35294 1513/1939 MT  
**921** 35294 1514/1937 TRcott  
**925** 35294 1515/1937 MT

**29th Ave E --cont**

**931** 35294 1516/1938 MT  
**937** 35294 1517/1939 TRcott  
**941** 35294 1518/1939 MT  
**947** 35294 1519/1939 MT  
(953--see 2828 Arthur)

**Arthur St**

**2618** 35294 1409/1939 CR  
**2624** 35294 1408/1937 TR  
**2630** 35294 1407/1940 SL  
**2702** 35294 1406/1937 TR  
**2710** 35294 1405/1938 TR  
**2714** 35294 1404/1938 TR  
**2720** 35294 1401/1938 FE  
**2828** 35294 1520/1940 MT

**Ballou Rd**

**1407** 35291 2006/1950 Rw/SE  
**1410** 35291 3406/1954 R

**Crest Rd**

**825** 35291 2224/1956 SE  
**905** 35291 2223/1955 R  
  
**1527** 35291 2214/1961 R  
**1609** 35291 2215/1941 CR

**Crest Hill Dr S**

**1603** 35291 2206/1955 C  
**1606** 35291 2205/1968 SH  
**1613** 35291 2207/1960 C  
**1623** 35291 2208/1955 R  
**1624** 35291 2203/1955 C

**Ferris Court**

**1309** 35203 3422/1925 CR  
**1321** 35203 4321/1927 TR  
**1329** 35203 3420/1910 CM

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses--Page 4**

**Garfield St S**

1407 35291 2103/1955 MT

**Garfield Rd**

2215 35294 0608/1940 E-FE/CR

2221 35294 0609/1925 CR-d

2227 35294 0610/1940 CR

2309 35294 0611/1942 CR

2325 35294 0618/1938 CR

2326 35294 0711/1916 CRw/CM

2404 35294 0901/1928 TR

2418 35294 0912/1937 CR

2401 35294 1010/1942 CR

2403 35294 1009/1940 CR

2407 35294 1011/1911 CMw/TR

2505 35294 1028/1923 FE\*

2515 35294 1015/1915 CRw/CM

2506 35294 1103/1911 CMw/TR

2510 35294 1101/1941 AM

2520 35294 1102/1927 TR

2528 35294 1113/1925 B

2540 35294 1114/1923 CM-B

2619 35294 1305/1924 CR-d

2625 35294 1306/1913 CM-B

2631 35294 1307/1913 CM-B

2637 35294 1308/1931 SE

2641 35294 1309/1930 TRw/CR

2651 35294 1310/1931 CR

2655 35294 1311/1955 CR

(2618 & 2626--see Scott)

2804 35294 1602/1930 TR

2808 35294 1601/1931 TRcott

2814 35294 1605/1936 MT

2820 35294 1606/1937 MT

2824 35294 1614/1946 MT

**Garfield Rd --cont**

2801 35294 1507/1938 TRcott

2809 35294 1508/1937 TR

2815 35294 1509/1931 TRcott

2825 35294 1512/1938 MT

2833 35294 1510/1941 MT

**Hatch St**

1905 35291 2804/1946 MT

1915 35291 2805/1946 MT

2521 35294 1108/1968 R

2507 35294 1107/1952 MT

**Highland Blvd**

705 35291 3308/1939 CR

715 35291 3309/1939 CR

719 35291 3310/1939 CR

706 35294 0409/1940 CR

714 35294 0408/1940 CR

722 35294 0407/1932 SEw/TR

730 35294 0406/1912 IR\*

742 35294 0405/1927 TR

**Overbluff Rd**

(700 block--see 20th)

807 35291 2919/1912 CR

825 35291 2920/1937 CR

827 35291 2918/1925 TRw/SE\*

835 35291 2905/1937 TR

845 35291 2904/1922 CR

816 35291 3205/1929 CR

826 35291 3204/1910 AFw/CR

830 35291 3203/1950 SL

846 35291 3202/1910 CM

**National Register of Historic Places  
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**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses--Page 5**

**Overbluff Rd --cont**

**903** 35291 2903/1931 TR  
**913** 35291 2902/1921 TRw/FE

**910** 35291 3201/1989 NeoM  
**916** 35291 0303/1992 NeoC  
**928** 35294 0302/1928 CR  
**936** 35294 0301/1924 CR

**Plateau Rd**

**703** 35294 0410/1940 CR  
**711** 35294 0411/1939 CR  
**719** 35294 0412/1940 CR  
**733** 35294 0404/1941 FE  
  
**706** 35294 0505/1941 FE  
**712** 35294 0504/1941 CR  
**720** 35294 0503/1948 CR  
**730** 35294 0502/1948 E-R/AD\*\*  
**740** 35294 0501/1950 MT

**902** 35294 1003/1968 SL  
**912** 35294 1027/1973 SL  
**920** 35294 1026/1973 SL

**Rhyolite Rd**

**2618** 35294 1315/1920 CM-B  
**2624** 35294 1314/1947 MT  
**2630** 35294 1313/1954 SL  
**2718** 35294 1312/1931 SE  
  
**2617** 35294 1413/1938 CR  
**2707** 35294 1414/1927 CRw/CM  
**2711** 35294 1415/1929 B  
**2721** 35294 1416/1931 TR

**Rockwood Blvd E**

**319** 35203 2808/1926 TR  
**339** 35203 2810/1949 MT

**410** 35203 3408/1948 E-NeoM  
**416** 35203 3407/1911 CR  
**508** 35203 3405/1910 NC  
**540** 35203 3401/1912 PR

**505** 35203 3504/1912 TR  
**527** 35203 3505/1911 CMw/TR  
**537** 35203 3506/1915 CR  
**547** 35203 3508/1911 TR

**616** 35292 2303/1941 SE  
**630** 35292 2302/1952 MT

**605** 35203 2204/1910 CM  
**621** 35203 2205/1927 TR  
**635** 35291 3402/1922 CR  
**705** 35291 3403/1934 CR  
**709** 35291 3404/1927 CR

**716** 35291 2211/1937 TR  
**808** 35291 2212/1937 FE

**807** 35291 2001/1954 MT  
**815** 35291 2003/1922 CR  
**831** 35291 2004/1913 TR  
**905** 35291 2001/1954 R  
**915** 35291 2104/1959 MT  
**923** 35291 2108/1947 R  
**929** 35291 2107/1948 MT



**National Register of Historic Places  
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**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses--Page 6**

**Rockwood Blvd S**

**1520** 35291 2213/1936 AMw/SE

1509 35291 0607/1950 MT

**1521** 35291 0609/1935 TR

**1525** 35291 0610/1930 TR

**1605** 35291 1005/1939 MN

1701 35291 2307/1962 R

1709 35291 2302/1952 R

1719 35291 2303/1959 R

**1702** 35291 2216/1941 MN

**1710** 35291 2217/1941 CR

**1720** 35291 2218/1941 CR

1730 35291 2501/1995 NeoC

**1807** 35291 2406/1920 AF

1817 35291 2407/1983 SH

**1827** 35291 2415/1940 FE

**1831** 35291 2417/1939 CR

1837 35291 2410/1972 R

(1834--see 1835 Upper Terrace)

(1901--see 808 Syringa)

**1905** 35291 2913/1926 CR

**1915** 35291 2914/1925 SE

(1924--see 1924 Upper Terrace)

2004 35291 3303/1962 NeoC

**2020** 35291 3301/1912 PR

**2007** 35291 3206/1913 AFw/CR

**2015** 35291 3207/1941 CR

**2025** 35291 3208/1911 CM

**2105** 35291 3209/1913 CM

**Rockwood Blvd S --cont**

**2115** 35294 0304/1919 CMw/TR

**2129** 35294 0305/1918 CR

**2135** 35294 0306/1912 CR

**2124** 35294 0403/1912 IRw/MI

2140 35294 0402/1940 IR/FE\*

**2203** 35294 0307/1915 CM

**2207** 35294 0308/1917 CM

**2217** 35294 0309/1923 AF

**2225** 35294 0310/1929 TR

**2229** 35294 0311/1939 NC

**2206** 35294 0607/1939 CR

**2216** 35294 0606/1929 TR

**2220** 35294 0605/1929 TR

**2224** 35294 0604/1928 TR

**2234** 35294 0603/1928 TR

**2240** 35294 0622/1923 B

2246 35294 0601/1954 R

**Scott St**

**2618** 35294 1211/1937 CR

**2626** 35294 1212/1937 TRcott

**2706** 35294 1702/1938 FE

**2710** 35294 1701/1939 CR

**2808** 35294 1801/1941 CR

**2818** 35294 1809/1912 TR

**2807** 35294 1612/1939 TR

**2811** 35294 1611/1913 B

**2817** 35294 1610/1911 CM-B

**2827** 35294 1609/1942 MT

**Sheridan St**

**1303** 35203 3701/1904 FV

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, Washington**

**Inventory of Rockwood Addresses--Page 7**

**Syringa Rd**

**815** 35291 2411/1941 FE  
**825** 35291 2412/1929 TRcott  
  
**808** 35291 2912/1923 CR-d  
**812** 35291 2911/1912 CRw/CM  
**824** 35291 2910/1939 MT

**Syringa Rd S**

**1911** 35291 3006/1931 TR  
**1919** 35291 3007/1932 TRcott  
**1925** 35291 3008/1925 MT

1918 35291 2917/1963 C

**Upper Terrace Rd**

1620 35291 2209/1960 R  
  
**1704** 35291 2607/1926 CR  
1712 35291 2606/1990 NeoT  
**1720** 35291 2605/1924 TRw/CR  
**1726** 35291 2603/1924 MT  
**1806** 35291 2701/1939 MT  
1814 35291 2702/1967 SL  
**1830** 35291 2703/1911 FEw/CR  
  
**1703** 35291 2503/1938 CR  
**1709** 35291 2502/1929 TR  
**1717** 35291 2504/1928 E-CR/FE  
**1723** 35291 2515/1927 TR  
**1729** 35291 2506/1929 TR

**Upper Terrace Rd --cont**

**1803** 35291 2507/1929 CR  
**1815** 35291 2509/1929 SE  
**1821** 35291 2510/1937 FE  
**1827** 35291 2511/1923 CR-d  
**1835** 35291 2512/1936 SE  
  
**1910** 35291 2801/1910 CM-B  
**1924** 35291 2810/1911 CRw/CM

**Key**

**BOLD**--Contributing structure

\* --Non-contributing, altered historic

\*\* --Significant/less than fifty years old

**National Register of Historic Places  
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**Rockwood District  
Spokane County, WA**

**Addresses/Time Line**

**1904-01**

1303 Sheridan St

**1906-01**

515 16th Ave E

**1908-03**

707 29th Ave E

711 29th Ave E

717 29th Ave E

**1909-02**

615 16th Ave E

708 28th Ave E

**1910-07**

712 19th Ave E

1329 Ferris Ct

826 Overbluff Rd

846 Overbluff Rd

508 Rockwood Rd

605 Rockwood Rd

1910 Upper Terrace Rd

**1911-16**

401 12th Ave E

723 20th Ave E

911 20th Ave E

804 26th Ave E

809 26th Ave E

818 26th Ave E

826 26th Ave E

2407 Garfield Rd

2506 Garfield Rd

416 Rockwood Blvd E

527 Rockwood Blvd E

547 Rockwood Blvd E

2025 Rockwood Blvd S

2817 Scott St

1830 Upper Terrace Rd

1924 Upper Terrace Rd

**1912-22**

415 12th Ave E

526 12th Ave E

532 12th Ave E

245 13th Ave E

407 14th Ave E

528 14th Ave E

930 19th Ave E

715 20th Ave E

716 20th Ave E

917 20th Ave E

729 23rd Ave E

734 23rd Ave E

715 25th Ave E

730 Highland Blvd \*

807 Overbluff Rd

505 Rockwood Blvd E

540 Rockwood Blvd E

2020 Rockwood Blvd S

2124 Rockwood Blvd S

2135 Rockwood Blvd S

2818 Scott St

812 Syringa Rd

**1913-07**

803 26th Ave E

2625 Garfield R

2631 Garfield Rd

831 Rockwood Blvd E

2007 Rockwood Blvd S

2105 Rockwood Blvd S

2811 Scott St

**1914-01**

726 25th Ave E

**National Register of Historic Places  
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**Rockwood District  
Spokane County, WA**

**Addresses/Time Line --page 2**

**1915-07**

735 23rd Ave E  
749 23rd Ave E  
734 24th Ave E  
735 24th Ave E  
2515 Garfield Rd  
537 Rockwood Blvd E  
2203 Rockwood Blvd S

**1916-02**

722 20th Ave E  
2326 Garfield Rd

**1917-01**

2207 Rockwood Blvd S

**1918-01**

2129 Rockwood Blvd S

**1919-01**

2115 Rockwood Blvd S

**1920-2**

2618 Rhyolite Rd  
1807 Rockwood Blvd S

**1921-04**

425 14th Ave E  
710 24th Ave E  
908 24th Ave E (school)  
913 Overbluff Rd

**1922-09**

712 20th Ave E  
716 25th Ave E  
719 25th Ave E  
739 26th Ave E  
832 26th Ave E  
901 26th Ave E  
845 Overbluff Rd  
635 Rockwood Blvd E  
815 Rockwood Blvd E

**1923-10**

840 18th Ave E  
703 20th Ave E  
726 20th Ave E  
725 26th Ave E  
2505 Garfield Rd\*  
2540 Garfield Rd  
2217 Rockwood Blvd S  
2240 Rockwood Blvd S  
808 Syringa Rd E  
1827 Upper Terrace Rd

**1924-09**

844 18th Ave E  
708 26th Ave E  
738 26th Ave E  
742 26th Ave E  
912 26th Ave E  
2619 Garfield Rd  
936 Overbluff Rd  
1720 Upper Terrace Rd  
1726 Upper Terrace Rd

**1925-07**

720 26th Ave E  
1309 Ferris Ct  
2221 Garfield Rd  
2528 Garfield Rd  
827 Overbluff Rd\*  
1915 Rockwood Blvd S  
1925 Syringa Rd S

**National Register of Historic Places  
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**Rockwood District  
Spokane County, WA**

**Addresses/Time Line --page 3**

**1926-10**

836 18th Ave E  
738 23rd Ave E  
712 25th Ave E  
714 26th Ave E  
752 26th Ave E  
908 26th Ave E  
920 26th Ave E  
319 Rockwood Blvd E  
1905 Rockwood Blvd S  
1704 Upper Terrace

**1927-09**

723 23rd Ave E  
919 26th Ave E  
1321 Ferris Ct  
2520 Garfield Rd  
742 Highland Blvd  
2707 Rhyolite Rd  
621 Rockwood Blvd E  
709 Rockwood Blvd E  
1723 Upper Terrace Rd

**1928-06**

833 26th Ave E  
2404 Garfield Rd  
928 Overbluff Rd  
2224 Rockwood Blvd S  
2234 Rockwood Blvd S  
1717 Upper Terrace Rd

**1929-13**

906 19th Ave E  
916 19th Ave E  
920 19th Ave E  
816 Overbluff Rd  
2711 Rhyolite Rd  
2216 Rockwood Blvd S  
2220 Rockwood Blvd S  
2225 Rockwood Blvd S

**1929--cont**

825 Syringa Rd E  
1709 Upper Terrace Rd  
1729 Upper Terrace Rd  
1803 Upper Terrace Rd  
1815 Upper Terrace Rd

**1930-07**

540 12th Ave E  
823 26th Ave E  
915 26th Ave E  
703 29th Ave E  
2641 Garfield Rd  
2804 Garfield Rd  
1525 Rockwood Blvd S

**1931-11**

746 23rd Ave E  
848 28th Ave E  
910 28th Ave E  
2637 Garfield Rd  
2651 Garfield Rd  
2808 Garfield Rd  
2815 Garfield Rd  
903 Overbluff Rd  
2718 Rhyolite Rd  
2721 Rhyolite Rd  
1911 Syringa Rd S

**1932-02**

722 Highland Blvd  
1919 Syringa Rd S

**1933-01**

411 14th Ave E

**1934-02**

918 28th Ave E  
705 Rockwood Blvd E

**1935-01**

1521 Rockwood Blvd S

**National Register of Historic Places  
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**Rockwood District  
Spokane County, WA**

**Addresses/Time Line --page 4**

**1936-02**

2814 Garfield Rd  
1520 Rockwood Blvd S

**1937-16**

725 25th Ave E  
840 28th Ave E  
921 29th Ave E  
925 29th Ave E  
2624 Arthur St  
2702 Arthur St  
2418 Garfield Rd  
2809 Garfield Rd  
2820 Garfield Rd  
825 Overbluff Rd  
835 Overbluff Rd  
716 Rockwood Blvd E  
808 Rockwood Blvd E  
2618 Scott St  
2626 Scott St  
1821 Upper Terrace Rd

**1938-14**

715 26th Ave E  
829 26th Ave E  
810 28th Ave E  
930 28th Ave E  
931 29th Ave E  
2710 Arthur St  
2714 Arthur St  
2720 Arthur St  
2325 Garfield Rd  
2801 Garfield Rd  
2825 Garfield Rd  
2617 Rhyolite Rd  
2706 Scott St  
1703 Upper Terrace Rd

**1939-33**

505 14th Ave E  
835 18th Ave E  
924 19th Ave E  
915 24th Ave E  
702 27th Ave E  
703 27th Ave E  
708 27th Ave E  
711 27th Ave E  
715 27th Ave E  
717 27th Ave E  
720 27th Ave E  
714 28th Ave E  
720 28th Ave E  
717 28th Ave E  
915 28th Ave E  
925 28th Ave E  
915 29th Ave E  
937 29th Ave E  
941 29th Ave E  
947 29th Ave E  
2618 Arthur St  
705 Highland Blvd  
715 Highland Blvd  
719 Highland Blvd  
711 Plateau Rd  
1605 Rockwood Blvd S  
1831 Rockwood Blvd S  
2206 Rockwood Blvd S  
2229 Rockwood Blvd S  
2710 Scott St  
2807 Scott St  
824 Syringa Rd E  
1806 Upper Terrace Rd

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, WA**

**Addresses/Time Line --page 5**

**1940-16**

704 20th Ave E  
709 20th Ave E  
720 24th Ave E  
924 28th Ave E  
911 29th Ave E  
2630 Arthur St  
2828 Arthur St  
2215 Garfield Rd  
2227 Garfield Rd  
2403 Garfield Rd  
706 Highland Blvd  
714 Highland Blvd  
703 Plateau Rd  
719 Plateau Rd  
1827 Rockwood Blvd S  
2140 Rockwood Blvd S\*

**1941-17**

825 18th Ave E  
916 20th Ave E  
711 26th Ave E  
711 28th Ave E  
1609 Crest Rd  
2510 Garfield Rd  
2833 Garfield Rd  
706 Plateau Rd  
712 Plateau Rd  
733 Plateau Rd  
616 Rockwood Blvd E  
1702 Rockwood Blvd S  
1710 Rockwood Blvd S  
1720 Rockwood Blvd S  
2015 Rockwood Blvd S  
2808 Scott St  
815 Syringa Rd E

**1942-03**

2309 Garfield Rd  
2401 Garfield Rd  
2827 Scott St

**1943-00**

**1944-00**

**1945-00**

**1946-06**

841 18th Ave E  
719 24th Ave E  
723 24th Ave E  
2824 Garfield Rd  
1905 Hatch St  
1915 Hatch St

**1947-02**

2624 Rhyolite Rd  
923 Rockwood Blvd E

**1948-05**

705 23rd Ave E  
720 Plateau Rd  
730 Plateau Rd\*\*  
410 Rockwood Blvd E  
929 Rockwood Blvd E

**1949-02**

714 27th Ave E  
339 Rockwood Blvd E

**1950-05**

711 23rd Ave E  
1407 Ballou Rd  
830 Overbluff Rd  
740 Plateau Rd  
1509 Rockwood Blvd S

**1951-00**

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, WA**

**Addresses/Time Line --page 6**

**1952-04**

706 24th Ave E  
2507 Hatch St  
630 Rockwood Blvd E  
1709 Rockwood Blvd S

**1953-04**

920 14th Ave E  
926 14th Ave E  
718 19th Ave E  
703 25th Ave E

**1954-10**

914 14th Ave E  
718 23rd Ave E  
705 24th Ave E  
907 26th Ave E  
703 28th Ave E  
1410 Ballou Rd  
2630 Rhyolite Rd  
807 Rockwood Blvd E  
905 Rockwood Blvd E  
2246 Rockwood Blvd S

**1955-08**

741 23rd Ave E  
907 24th Ave E  
905 Crest Rd  
1603 Crest Hill Dr  
1623 Crest Hill Dr  
1624 Crest Hill Dr  
1407 Garfield St S  
2655 Garfield Rd

**1956-01**

825 Crest Rd

**1957-02**

710 23rd Ave E  
721 29th Ave E

**1958-01**

704 23rd Ave E

**1959-02**

915 Rockwood Blvd E  
1719 Rockwood Blvd S

**1960-03**

815 26th Ave E  
1613 Crest Hill Dr  
1620 Upper Terrace Rd

**1961-01**

1527 Crest Rd

**1962-02**

1701 Rockwood Blvd S  
2004 Rockwood Blvd S

**1963-02**

827 24th Ave E  
1918 Syringa Rd S

--

**1967-01**

1814 Upper Terrace Rd

**1968-03**

1606 Crest Hill Dr  
2521 Hatch St  
902 Plateau Rd

--

**1972-01**

1837 Rockwood Blvd S

**1973-02**

912 Plateau Rd  
920 Plateau Rd

--

**1975-01**

821 24th Ave E

--

**1983-01**

1817 Rockwood Blvd S

**1984-01**

2012 Syringa Rd S

--



**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, WA**

**Addresses/Time Line --page 7**

**1989-01**

910 Overbluff Rd

**1990-01**

1712 Upper Terrace Rd

**1992-01**

916 Overbluff Rd

**1995-01**

1728 Rockwood Blvd S

\*Altered historic (5)

\*\*Notable, less than 50 years old (1)

**National Register of Historic Places  
Continuation Sheet**

**Rockwood District  
Spokane County, WA**

Development Pattern  
Year/Number Homes Built

1904-01

1905

1906-01

1907

1908-03

1909-02

1910-07

1911-16

1912-21

1913-07

1914-01

1915-07

1916-02

1917-01

1918-01

1919-01

1920-02

1921-04

1922-09

1923-10

1924-09

1925-07

1926-10

1927-09

1928-06

1929-13

1930-07

1931-11

1932-02

1933-01

1934-02

1935-01

1936-02

1937-16

1938-14

1939-33

1940-16

1941-17

1942-03

1943

1944

1945

1946-06

1947-02

1948-05

1949-02

1950-05

1951

1952-04

1953-04

1954-10

1955-08

1956-01

1957-02

1958-01

1959-02

1960-03

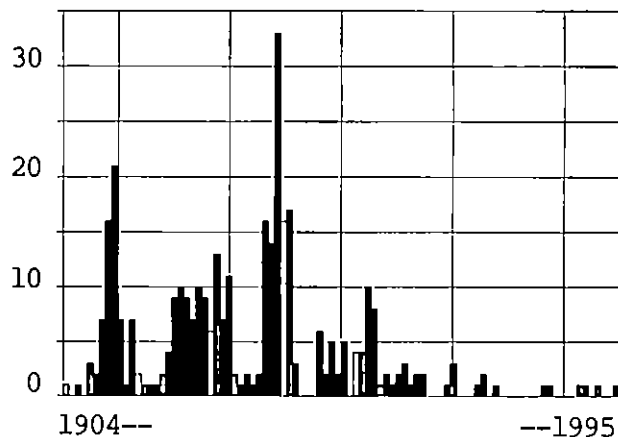
1961-01

1962-02

1963-02

1964

1965



1966

1967-01

1968-03

1969

1970

1971

1972-01

1973-02

1974

1975-01

1976

1977

1978

1979

1980

1981

1982

1983-01

1984-01

1985

1986

1987

1988

1989-01

1990-01

1991

1992-01

1993

1994

1995-01

## **National Register of Historic Places Continuation Sheet**

Section number 8 Page 1

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### **Rockwood District Spokane County, Washington**

#### **Significance**

Spokane's rich architectural legacy includes several residential neighborhoods representing different eras and historic associations. Aptly named, the Rockwood District is unparalleled for its geological features and open spaces, carefully preserved in its design by the Olmsted Brothers landscape architectural firm of Brookline, Massachusetts. Steep slopes and basalt rock outcroppings are blended with curvilinear streets and a series of green spaces as a setting for a variety of architectural styles reflective of Spokane's residential designers and builders through the first half of the twentieth century. The men most instrumental in its development, Jay P. Graves and Aubrey White, played major roles in shaping the character and form of the city, Graves through his investments in railroad and real estate development, and White for fostering the city's park system and early city design. The residential choice of many of the area's most prominent citizens from its initial development to the present day, the neighborhood has been home to civic and business leaders of regional and national importance. Architecturally significant, the Rockwood District bridges eras and contains examples of residential designs from the early twentieth century at the conclusion of Spokane's "Age of Elegance" through the thirties and forties when a new generation of designers were leaving their imprint on Spokane's built environment.

#### *Geology*

Shaped by a series of cataclysmic events, the Eastern Washington landscape is duplicated nowhere else on earth. Great floods of basalt in the late Miocene Epoch, sometimes over 100 feet thick, flowed over the land, covering the silt or loess that accumulated between eruptions. In more recent geological time, toward the end of the last ice age, gigantic floods from Glacial Lake Missoula repeatedly washed across the landscape, cutting existing channels deeper, sweeping away layers of soil, exposing basalt, and redepositing rock debris. These forces shaped the Spokane River Valley and its surrounding hillsides. The great bluff that forms Spokane's South Hill rises from the Latah valley in the west and continues easterly to Krell Hill southeast of the city limits. Remnants of the basalt flows are visible as rock outcroppings--some massive in scale, steep slopes, and basalt debris. Across Spokane's South Hill from High Drive and Cliff Park to Underhill Park, these rock structures have affected residential form but never as completely as in the Rockwood District. It took a combination of the entrepreneurial skill of Jay P. Graves and his associates, and the talent of the renowned Olmsted Brothers firm to shape the Rockwood District into a form that sets it apart and establishes it as one of Spokane's most desirable residential areas.

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

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### Rockwood District Spokane County, Washington

(Significance--continued)

#### *Historic Context*

From a settlement of a mere 500 people in 1881 to almost 37,000 in 1900, and then to over 100,000 in 1910, Spokane's evolution as a city is condensed. In 1881 the first rails were laid through the city and the link with transcontinental lines was completed with the driving of the Northern Pacific's golden spike in Montana in 1883. Six more national rail lines eventually merged in Spokane, and investors laid branch lines in every direction to develop the Inland Empire's mining, timber and agricultural resources. By the first decade of the twentieth century, Spokane was basking in its role as the gateway between the Midwest and the Pacific coast and the center of the Inland Empire's commerce and culture. In an era of unrestrained boosterism, Spokane's businessmen did their best to promote the area and Spokane in turn attracted attention for its unlimited opportunities. The subject of numerous articles in national magazines and newspapers, Spokane was both recognized for its inordinate number of millionaires and praised for its natural beauty and livability. The growth and accumulation of wealth fostered construction and many of Spokane's architectural masterpieces rose between 1900 and 1916. So impressive was the city's architecture that the entire September, 1908 issue of *The Western Architect* was devoted to Spokane. Commercial and public buildings and private residences representing the work of such names as Cutter and Malmgren, John K. Dow, Willis A. Ritchie, Albert Held, and W. W. Hyslop were featured.

#### *J. P. Graves and the development of Rockwood*

Spokane provided an atmosphere that attracted both the resourceful and the wealthy for investment opportunities. Thus Spokane's second wave of civic and business leaders, many of them well-educated young men from established eastern families, assumed a role in the city's evolution. One of this enterprising group was Jay P. Graves. Graves arrived in Spokane in 1887 at the age of twenty-eight and within two decades had risen to prominence as a mining and railroad developer. He built and managed the Granby, the largest mining enterprise in British Columbia, and established the rail lines to serve it. In the Spokane area, he bought up various rail lines, eventually consolidating them into the Spokane and Inland Empire Railroad Company.

Flush from the success of his mining ventures in British Columbia, Jay P. Graves recognized the potential real estate bargains available in Spokane for those who had money to invest. Early in 1903 he formed the Spokane-Washington Improvement Company with associates Aaron Kuhn of the Traders National Bank, D. T. Ham of the Palouse Land company, and Fred B. Grinnell, real

## **National Register of Historic Places Continuation Sheet**

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### **Rockwood District Spokane County, Washington**

(Significance--continued)

estate operator For an investment of \$250,000, they purchased almost 800 acres on the top of Cook's Hill, mostly undeveloped South Hill land that Francis Cook lost in the panic of 1893 along with his streetcar line Promising to add improvements and take full advantage of its scenic possibilities, Graves developed it as Manito Park Addition Along with upgrading the streetcar line, he donated for public use--along with adjoining landowners the Washington Water Power Company, Hypotheekbank, and real estate developer Frank P Hogan--the eighty-five acres of scenic bluffs and rolling hillsides that comprise today's Manito Park

In April 1907, the Spokane-Washington Improvement Company, joining with David Brown, president of the Hazelwood Dairy, announced purchase of various land holdings east of the Improvement Company's successful Manito Park Addition, to be developed "with features not to be found elsewhere in the city " Included in the purchase were fifty lots of already platted land, known as Kaufman and Patterson's Addition, sixty undeveloped acres from Brooks Adams, grandson of the sixth president of the United States and an investor in Spokane real estate who was marketing an addition immediately to the east, and eighty acres of unplatted land to the south, between Twenty-first and Twenty-ninth Avenues David Brown's interest, for which he paid Brooks Adams \$23,00, consisted of twenty acres between Fourteenth and Seventeenth Avenues The remainder represented an investment of \$100,000 for the Spokane-Washington Improvement Company

Graves, who, according to historian John Fahey, "never built anything cheaply" amassed every resource to ensure success He hired the world-renowned landscape architecture firm, the Olmsted Brothers of Brookline, Massachusetts, to design his subdivision His principal associate was Aubrey L White, about to become the president of a newly-created Spokane Park Board Fred B Grinnell, a successful and aggressive real estate promoter, was chosen as the Improvement Company's sales agent By the end of 1909, Rockwood homesites were being actively marketed

Graves' brother, attorney Frank Graves, received--at a bargain price--fifty lots, and after building his own home on a choice view site, sold nearby parcels to friends Innovative for the era, every possible improvement was incorporated into the development, from paved roads and water and sewer even to an "automatic" sprinkler system along Rockwood and Highland Boulevards, complete with an employee to oversee maintenance Over \$200,000 was invested in improvements A crucial amenity to successfully marketing residential lots away from

**National Register of Historic Places  
Continuation Sheet**

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**Rockwood District  
Spokane County, Washington**

(Significance--continued)

downtown was the availability of street car service. The 1902 acquisition of the Spokane & Montrose Motor Railroad Company by Graves made extension to the Rockwood District a possibility, and the subdivision was planned with a street car line along the center of Rockwood Boulevard, eventually bringing service as far as Lincoln Heights. Cars by 1909 ran at thirty-minute intervals, with the promise of fifteen-minute service within a year.

Advertisements announcing contracts for paving, water and sewer, the planting of trees and landscaping alternated with news of the latest purchases and potential homes in local real estate sections. By mid-1910, it was proclaimed that six-month sales had totaled \$160,000 for single lots ranging in price from \$1250 to as high as \$8000 for large double lots with exceptional vantage points. Sales were brisk, with as many purchases for investment purposes in Spokane's escalating real estate market as for homesites. Sixteen homes, many architect-designed, were completed in 1911, more than twice the figure of 1910. In 1912, over twenty more were finished. Even expensive homes built on speculation by courageous contractors sold quickly. Spokane's boom began to cool after 1912, and by 1916, with the country on the verge of entering World War I, and the area's most accessible natural resources mined, immigration became a trickle and growth came nearly to a standstill. In June of 1918, Rockwood lots that had sold for as much as \$7000 were auctioned for a fraction of their former worth. Just over fifty homes were built up to 1920. By the mid-twenties, building activity resumed and steady, if not dramatic, development continued. Although interrupted by the Great Depression, nearly 100 homes were added before the austerity of World War II ended domestic construction. Since 1955, when sites on the top of Rockwood's circular bluff were developed, only occasional building has occurred on the district's diminishing vacant land.

Hutton Elementary School was added to the district in 1921, on a vacant block in the southeast portion. The architectural firm of Rigg and Vantyne chose Spanish Colonial Revival as the style for this replacement school named after mining magnate and civic benefactor Levi Hutton. Its predecessor was the one-room Rockwood School built just west of the district in 1917. Originally only six rooms, four rooms and an auditorium were added in 1930. A southeast wing with nine more rooms was completed in 1949. Portable classrooms currently obstruct full views of the building's facade. The generously shared school facilities have served as a community resource. Once a favored location for finding Indian arrowheads, the rocky bluffs around the school are presumed to have been an Indian gathering place.

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### Rockwood District Spokane County, Washington

(Significance--continued)

#### *The Olmsted Contribution*

The Olmsted Brothers Landscape Architectural Firm of Brookline, Massachusetts, left its mark on landscapes across the North American continent. The firm's founder, Frederick Law Olmsted, Sr., set the standard for America's tradition of public parks through his design, construction, and management of this country's first great park, New York City's Central Park. He went on to design Prospect Park, Franklin Park, and then Boston's "Emerald Necklace," a city-wide system of parks linked by a series of scenic drives. Olmsted is also credited with being a principal catalyst in the establishment of our National Parks system. The founder of the profession of landscape architecture, he passed his skills and commitment to creating great outdoor environments onto his sons, Frederick Law Olmsted, Jr., and John Charles Olmsted. It was John who, between 1900 and 1920, travelled cross-country time and again, along with his assistant, James Frederick Dawson, ultimately impacting the character of many western cities and towns.

In the Northwest, the Olmsted firm did designs for individual parks, park systems, and public grounds, as well as subdivisions and private estates. The Portland park system, Seattle's park plan, the University of Washington Arboretum, and the site of the Alaska-Yukon-Pacific Exposition, today's University of Washington campus, were all Olmsted designs. In Spokane, the firm was hired in 1907 to plan the city's park system and then, three individual parks: Corbin Park, Liberty Park (largely displaced when the right-of-way for I-90 cut through it in the 1960's), and Cannon Hill Park.

The community of Riverside, Illinois was the first Olmsted-designed subdivision. With it, the curvilinear street pattern that conforms to topography became a hallmark. A plan based on similar principles was prepared but never implemented for the City of Tacoma in the 1870's by Frederick Law Olmsted. The Highlands in Seattle is the firm's most familiar community design in the Northwest. The Olmsted firm was contacted on several occasions to advise Spokane's real estate investors on the design of residential subdivisions. The most recognizable and easily substantiated of these is the Rockwood subdivision.

Known for their sensitivity to existing natural amenities such as topography and views, John Olmsted and his assistant Frederick Dawson laid out streets to conform with the South Hill's massive rock outcroppings and steep slopes, while preserving many of the area's native trees and natural amenities. Curvilinear street patterns preserved the topography and discouraged speeding.

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### Rockwood District Spokane County, Washington

(Significance--continued)

traffic, thus retaining the residential attractiveness of the neighborhood. Boulevard widths were set at a generous 120 feet with four rows of street trees, and terraces were planted with a different species of shade tree for each street. Ultimate implementation closely follows the plans prepared by the Olmsted Brothers, including preservation of many of their recommended street tree species.

#### *Aftermath: Graves and Rockwood*

At the zenith of his financial success when he undertook the Rockwood project, Jay P. Graves chose to build his home north of town on his large land holdings along the Little Spokane River. His estate, "Waikiki," today Gonzaga's Bozarth Retreat Center, is the best known private landscape the Olmsted firm did in Spokane. It is important as an example of the collaborative work of John C. Olmsted and Spokane's renowned architect, Kirtland K. Cutter, a relationship that continued after Cutter moved to southern California. The decline of Graves' fortune after 1916 eventually forced its sale and Graves built his final home in 1937, an elegant French Eclectic, designed by Rigg and Vantyne, on Upper Terrace overlooking Rockwood Boulevard.

#### *Aubrey L. White*

Graves' associate, Aubrey L. White, more than any single individual, is responsible for hiring the Olmsted firm and then implementing their plan for Spokane's award-winning park system. The son of a Maine farmer, White arrived in Spokane in 1889 at the age of 20. Like Jay Graves, he followed a brother who had come earlier. He was working as a manager at John W. Graham's bookstore in 1895 when Graves hired him to sell stock in Graves' newly acquired mining interests. As Graves' investments expanded to include electric rail lines serving the Inland Empire, White, as Graves' agent and a vendor of stocks and bonds, began to amass a modest fortune of his own. It was Aubrey White who, in mid-December of 1906, drove John Olmsted over the rugged terrain that would become Rockwood Boulevard. Elected the first president of the newly-created Spokane Park Board in 1907, one of his first duties was to contact the Olmsted firm to design Spokane's park system. White would serve as the Board's leader for the next thirteen years, increasing Spokane's park acreage from 173 scattered and mostly undeveloped acres to over 2,000 acres, the majority in the process of development by 1915. At White's request, the Olmsted Brothers 1908 Park Report went well beyond mere recommendations for parks and boulevards or scenic drives. It included numerous recommendations for civic improvements, in effect serving as a basis for city planning for the next several years. With his



## National Register of Historic Places Continuation Sheet

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### Rockwood District Spokane County, Washington

(Significance--continued)

move in 1920 to his father-in-law's estate on the Little Spokane River, he resigned from the Park Board and took a job as writer for the Spokesman-Review where he continued to further the cause of setting aside open space for parks. In the 1930's he lent support to the establishment of Spokane's state parks.

#### *Architecture*

In 1911, less than two years after the Rockwood lots were placed on the market, Spokane's city directory lists over forty architects. By 1925, only fourteen firms are named. Attributable to more than the impact of World War I, or the decline of the region's mining resources, and the end of its initial burst of development, the change exemplifies a trend that was widespread. Kirtland Cutter's diminishing clientele and 1923 exodus to Santa Barbara parallels a downturn in the hiring of architects to design residential structures that was also occurring in the Midwest with the Prairie School architects. Settlement of the West, a decrease in vast fortunes, initiation of the income tax, and the availability of plans through magazines and catalogs all led to a depreciation in the number of residential clients an architect might expect. While architect-designed homes were never as numerous as during the first five years of subdivision construction, custom-designed homes continued to be built in the Rockwood District.

An architect particularly well-known for his residential designs during Rockwood's early development was W. W. Hyslop, who practiced in Spokane from about 1900 to 1917. Raised in Minnesota, he began his career in 1895 in western Montana, working in the Rocky Mountain mining towns of Butte and Anaconda. In 1897 he practiced in Spokane briefly, returning in 1900 to open a permanent office. Partnerships with C. Harvey Smith and C. Ferris White were short-lived and he practiced alone until 1911, when he was joined by Fred Westcott. With the outbreak of World War I in Europe, new construction ceased in Spokane and Hyslop found work once again in Anaconda. In poor health when he returned to Spokane in 1916, he never fully recovered and died soon afterward.

Hyslop is best known for the homes he designed around Corbin Park, but many of his residential works dot the South Hill. He did six homes in the Rockwood District between 1910 and 1912 including one of the first Rockwood homes, the E. G. Taber home at 1910 Upper Terrace. He also designed Myron Folsom's gabled and half-timbered home on the rimrock at 528 East Fourteenth and A. E. Grant's distinctive Craftsman home on Rockwood Boulevard with its

## National Register of Historic Places Continuation Sheet

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### Rockwood District Spokane County, Washington

(Significance--continued)

overhanging second story and Chalet details. He did the Henry H. McClane house on 930 East Twentieth, just beyond the district, in 1911 and Dr. J. E. Drake's 812 Syringa Road home in 1912. Frank D. Gibbs' sizable and elegant Tudor Revival at 831 East Rockwood Boulevard was done in 1913. Extremely productive in Spokane, he was among the architects singled out in the *Western Architect* article. His residential designs in the Rockwood District maintain their integrity and demonstrate his versatility and originality.

John E. Anderson listed himself as a stonemason in early city directories. His career covers the development of the Rockwood area. He built one of the earliest Rockwood district homes, a Carl Jablonsky design for the J. W. Turner residence at 527 Rockwood Boulevard. Tudor Revival with Craftsman elements, it is a departure from the distinctive look of the homes he designed himself. Popular for his skillful brickwork, he was in demand well into the thirties as both a builder and designer, doing several residences in Rockwood and the South Hill vicinity. He lived in the Rockwood District at 616 East Rockwood Boulevard.

The inheritor of many Kirtland Cutter clients, Gustav A. Pehrson was one of Spokane's most productive architects. Born in Sweden, he was qualified as both an engineer and architect. After settling in Spokane in 1907, he secured a position with Cutter and Malmgren as a draftsman, eventually assuming greater responsibility, and then opening his own office in 1916. His legacy in the Northwest is impressive for its breadth and variety. Besides many downtown structures, he designed a number of South Hill homes in Spanish Eclectic, Tudor, and International Styles. During World War II, he worked under contract to the United States Government, with responsibility for the design and construction of the town of Richland. He made his home at 719 East Twenty-fourth Avenue.

Harold Whitehouse and Archibald Rigg, both represented in Rockwood-designed homes, also chose to reside in the neighborhood. Whitehouse, best-known for Spokane's landmark Episcopal Cathedral, Saint John's, incorporated Cathedral design details into his unique home on Plateau Road. Rigg, who practiced with Roland Vantyne, is remembered for designing the Masonic Temple's 1923 addition, the Edgecliff Sanatorium, and the old Saint Luke's and Shriners' hospitals. W. A. Ritchie, known for Spokane's French Chateausque Courthouse and other imposing public buildings across Washington State, is represented by a residence at 1924 Upper

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### Rockwood District Spokane County, Washington

(Significance--continued)

Terrace John K. Dow, Fred Westcott, Earl Morrison, Robert Sweatt, F. P. Rooney, and Frank G. Hutchinson are also among the Spokane architects whose work can be found in the district.

The stone pillars at the boulevard entrances to the Rockwood District--one pair at Eleventh Avenue and Rockwood Boulevard, the other at Highland Boulevard and Hatch--are thought to be the work of Spokane's best-known architect, Kirtland K. Cutter. The now-demolished Davenport/Porter mansion that he designed three blocks to the north had similar entry gates. Landscape architects other than the Olmsted Brothers firm that worked on individual homesites include Miles E. Estep and John Ciard, designer of the Manito Golf Course.

#### *Prominent Residents*

The Rockwood neighborhood has always attracted a diversity of homeowners from the privileged and powerful to ordinary people. Its nationally known personalities have included leading businessmen and political figures. Eric A. Johnston, who, in 1935 purchased the Wooster home on Sixteenth Avenue, rose to national prominence as a business executive and civic leader. A four-term president of the U. S. Chamber of Commerce, he ultimately served on the boards of several major corporations. From 1945 on he headed the Motion Picture Association of America and also held numerous government assignments under Presidents Roosevelt, Truman, Eisenhower, and Kennedy, achieving ambassadorial rank under Eisenhower. Since his death in 1963, his influence has continued through charitable trusts his family has maintained. Another prominent resident was Lewis B. Schwellenbach, an Eastern Washington federal court judge with a home on Rockwood Boulevard when he was drafted in 1945 by his friend, President Harry Truman, to serve as Secretary of Labor. A more recent political luminary is former Speaker of the House Thomas S. Foley who grew up on Garfield Road and attended Hutton Elementary School. Thoburn C. Brown of Brown Industries, a national trailer manufacturing firm, has lived in a Rockwood home.

Among the many bankers, attorneys and judges of regional importance were Archibald W. Witherspoon, Frank H. Graves, Joel E. Ferris, Fred L. Stanton, and Ralph E. Foley. Hoteliers Victor Dessert and Samuel Bliss of the Ridpath both owned Rockwood homes. Frank D. Gibbs of the Tull and Gibbs furniture store, Robert A. Paterson of the Crescent dry goods store, John Penix of Dodsons Jewelers, and three generations of the James P. McGoldrick family, of

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### **Rockwood District Spokane County, Washington**

(Significance--continued)

McGoldrick Lumber Company are only a few of the eminent businessmen that had Rockwood addresses Mining money was represented by the Paulsen mansion

The stately homes along the Rockwood boulevards and bluff belie the economic diversity of the District The numbered side streets contain many affordable residences in a variety of styles Some of the oldest small to medium-sized homes--Tudor Revival cottages and Craftsman Bungalows--are located around its southwest border Nearly developed to capacity, the Rockwood neighborhood, after a period of mild decline in the late 1970s when the nationwide economy slowed, today is attracting owners who wish to restore its distinctive properties Its Olmsted-designed features have retained their integrity and the neighborhood continues to be an attractive and livable area

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### Rockwood District Spokane County, Washington

UTM Reference Points 1)**11-469500-5276680**, 2)11-469630-5276710, 3)**11-470310-5276470**, 4)11-470370-5275930, 5)**11-470370-5274870**, 6)**11-469980-5274880**, 7)11-469995-5276260 (four major corners in boldface)

#### Legal Description

All of Rockwood Addition and Replat of Rockwood Addition, all of Manito Parks Second Addition, Cooks Fourth Addition, Blocks 7 & 8, Roosevelt Addition, Block 4, Lot 4 and Block 8, Lot 3, Cooks First and Second Addition, Block 4, Lot 1 & east 50 feet of Lot 8, Third Addition to Manito Park, Block 4, Lots 8-16, all of Block 5, all of Block 6, and stone pillars along public right-of-way at Eleventh Avenue and either side of Rockwood Boulevard

The Rockwood District is further defined by the following boundaries commencing at Rockwood Boulevard and Eleventh Avenue, including the stone towers on either side of Rockwood Boulevard on the north side of Eleventh Avenue, continuing southeast on Rockwood Boulevard including properties fronting on Rockwood Boulevard and along the bluff above Rockwood Boulevard including the 400 block of Twelfth Avenue, and the properties bounded by Twelfth Avenue, Sheridan and Rockwood Boulevard, and Thirteenth Avenue, Hatch and Rockwood Boulevard, and Fourteenth, Conklin, and Rockwood Boulevard, and including 1509 to 1605 Rockwood Boulevard, and above the bluff, 245 East Thirteenth Avenue, and the properties bounded by Ferris Court, Fourteenth Avenue and Rockwood Boulevard, and 515 and 615 East Sixteenth Avenue, and south of Fourteenth Avenue the properties between Fourteenth Avenue, Conklin Street, Nineteenth Avenue and Hatch Street including the south side of Nineteenth Avenue through 930 East Nineteenth, and Twentieth Avenue through 917 East Twentieth, and south of Nineteenth Avenue the properties bounded by Nineteenth Avenue, Arthur, Twenty-ninth Avenue, and Hatch Street

Approximately 180 acres

Boundary justification all of the land under Jay P Graves' and David Brown's and their associates ownership included in the Olmsted Brothers landscape plan, as well as portions of Kauffman and Patterson's Addition and Manito Parks Third Addition, identified in 1907 to 1916 newspaper articles and real estate advertisements as the "Rockwood District" and replatted by Mr Graves and his associates for the purpose of establishing a "high class" residential district adjacent to and overlooking Rockwood Boulevard

# **National Register of Historic Places Continuation Sheet**

## **Rockwood District Spokane County, Washington**

**Photographs** (black/white)  
April, May, 1996

- 1 Stone pillar at Rockwood and Eleventh, looking se
- 2 Wolfe Home at 415 East Twelfth, looking nw
- 3 E J Cannon home at 416 East Rockwood, looking sw
- 4 Odell home at 508 East Rockwood, looking w
- 5 Gibbs home at 831 East Rockwood, looking nw
- 6 Morehouse home at 407 East Fourteenth , looking n
- 7 Taber-Ott home and Upper Terrace streetscape, looking nw
- 8 Juncture of Rockwood and Highland Boulevards at 2020 Rockwood, looking w
- 9 Rockwood Boulevard, 2200 block south, looking sw
- 10 Hutton School at Twenty-fourth and Plateau Road, looking ne
- 11 J J Hughes home at 2326 South Garfield Road, looking nw
- 12 2404 Garfield and 734 Twenty-fourth, looking se
- 13 A J Rhodes home at 2407 Garfield, looking e
- 14 Moen home at 810 East Twenty-eighth Avenue, looking sw
- 15 Lydell home at 804 East Twenty-sixth Avenue, looking se
- 16 Turner home at 527 Rockwood, looking n
- 17 Rose home at 2025 Rockwood, Looking ne
- 18 Lloyd home at 2115 Rockwood, looking ne
- 19 Green home at 1521 Rockwood, looking se
- 20 Riegel home at 1834 Rockwood, looking ne
- 21 Whitehouse home at 730 East Plateau Road, looking s
- 22 Kindschi home at 733 Plateau Road, looking n

of living house methods believing that the total published through the Associated Press gives the amount of all business done by the associated banks for that particular week and not one in a dozen knows the meaning of balance.

**The Honest With the Public**  
Banks require honest statements from the public their borrowers and give correct statements to the public in their reports. The clearing houses in the medium between the combined banks and the public should represent the highest type of commercial honor. The reports of every clearing house in the United States should be given from a uniform basis of calculation founded upon absolute honesty.

**Department Without a Manager**  
The clearing house system is a department but it has no manager. It would not be available to a manager one of wide experience and ability, and with initiative who could prepare a uniform plan upon which all clearing house actions could report a report that would be sworn to by all bank reports with authority to investigate the methods in use in the various cities and to make such necessary changes required to meet the needs of a uniform report?

Inland Empire are looked upon by eastern people as being conservative and desirable.  
-Railroad development in the Inland Empire is a factor worthy of considerable notice. The opening up of sections heretofore inaccessible by new

### TO BUILD \$15,000 HOME ORRIS THOMAS PLANS FIVE STRUCTURES ON NINTH AVENUE

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With Eleven Rooms and  
Many Features

Orris Durbin is preparing to build a \$15,000 home at Ninth avenue and Lincoln street. Plans for which are being drawn now by Freese & Zittel architect. The house will be a colonial type of architecture with 11 rooms, two stories high and with full basement.  
There will be a number of features in the construction. The basement will be fitted up for a billiard room and heating plant. Two full sets of plumbing will be installed. The attic will be finished. Construction work will start in the spring.

ing conditions in the great centers of the east are also being into the new and underdeveloped inland Empire hundreds of ambitious men and women. Some of them come with little or no capital others with a few thousands. On the whole they are of the

### BUYS SITES - ON SOUTH SIDE Valentine Francis Acquires Two Lots for Investment

Thomas Jones has sold a vacant site in Cliff Park addition to Valentine Francis for \$1375. The property is on the north side of Cottage avenue between Wall and Butte streets. The lot is a frontage of 50 feet and is 112 feet deep. The purchase was made for investment.  
Mr. Francis has also bought a building site in south side, called addition from Otis Hill for \$1025. The property is on the north side of nineteenth avenue just east of Butte street. The lot is vacant and is bought for investment. The deal was negotiated by the Thompson-Gillie investment company.

The raw land including raw sites was bought from W. D. Garvin for \$3000. The property is in Bonner county Idaho about 1 1/2 miles north of Sandpoint. Both properties were bought for investment.

### PAYS \$8000 FOR 77 ACRES THOMAS - CLARKE - MILL - FARM LAND NEAR SPOKANE BRIDGE

B. R. Williams Pays \$8000 for 80 Acres 13 Miles South of  
Spokane

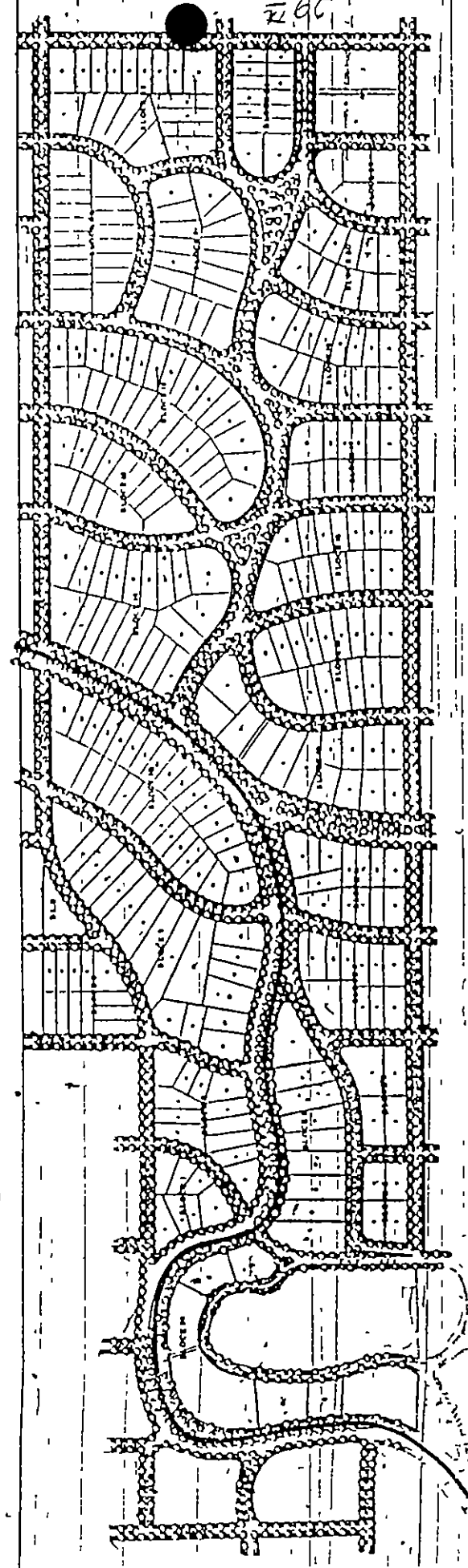
James S. Clarke has purchased through the Thompson-Gillie investment company 77 acres near Spokane bridge for \$8000. The land is improved farming land and is bought from J. W. Armstrong. In exchange Mr. Armstrong accepted a stock of general merchandise at Spokane Wash valued at \$7160.  
Another deal closed through the same company is that made by B. R. Williams, who bought 80 acres 13 miles south of Spokane for \$1050. The land is under cultivation and is bought for investment.

lots on the southeast corner of Jackson avenue and Division street from John L. Davis for \$1000. The property is vacant and is bought as an investment. The legal description is lots 17 and 18 block 30 J. M. Morgan addition.

**In Richmond Park**  
A. M. Doyle has bought lot 18 block 7 in Richmond Park addition from J. J. Gaston for \$1300. The property is to be improved with a good house. The construction work will begin in the spring.

**Buyers in Cassone Addition**  
Nancy F. Haskell has bought a site in Cassone addition from George E. Sheldon for \$1300. The property is on the north side of Seventh avenue between Wall and Butte streets. It is bought for investment and is known as lot 10 block 35 Cassone addition.  
George E. Pland who recently came to Spokane from the east has bought a site in Washington Park for \$1000. The property is improved with a five room cottage and was bought from J. W. Coleman.  
The site was all made through the Cassill Investment company.

## Parking System Which Will Make Rockwood Most Beautiful Part of City



Rockwood, the exclusive residence addition to Spokane, promoters, to be one of the most beautiful additions in the city. The above drawing, showing the parking system to be employed is made by Olmsted Brothers of Brookline, Mass., landscape architects who have planned the addition and prepared the city.

plans for the parks. Each thoroughfare will be bordered by from two to four rows of trees and each street or avenue will have a different variety of trees. The boulevard will have four rows of beautiful shade trees besides flowers and shrubs. The trees are ordered by Superintendent Otto Weller and the planting season will soon begin.

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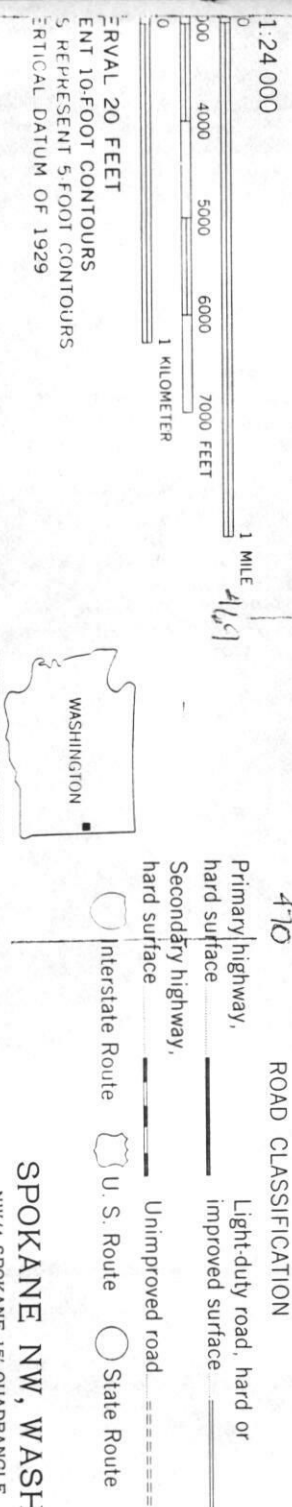
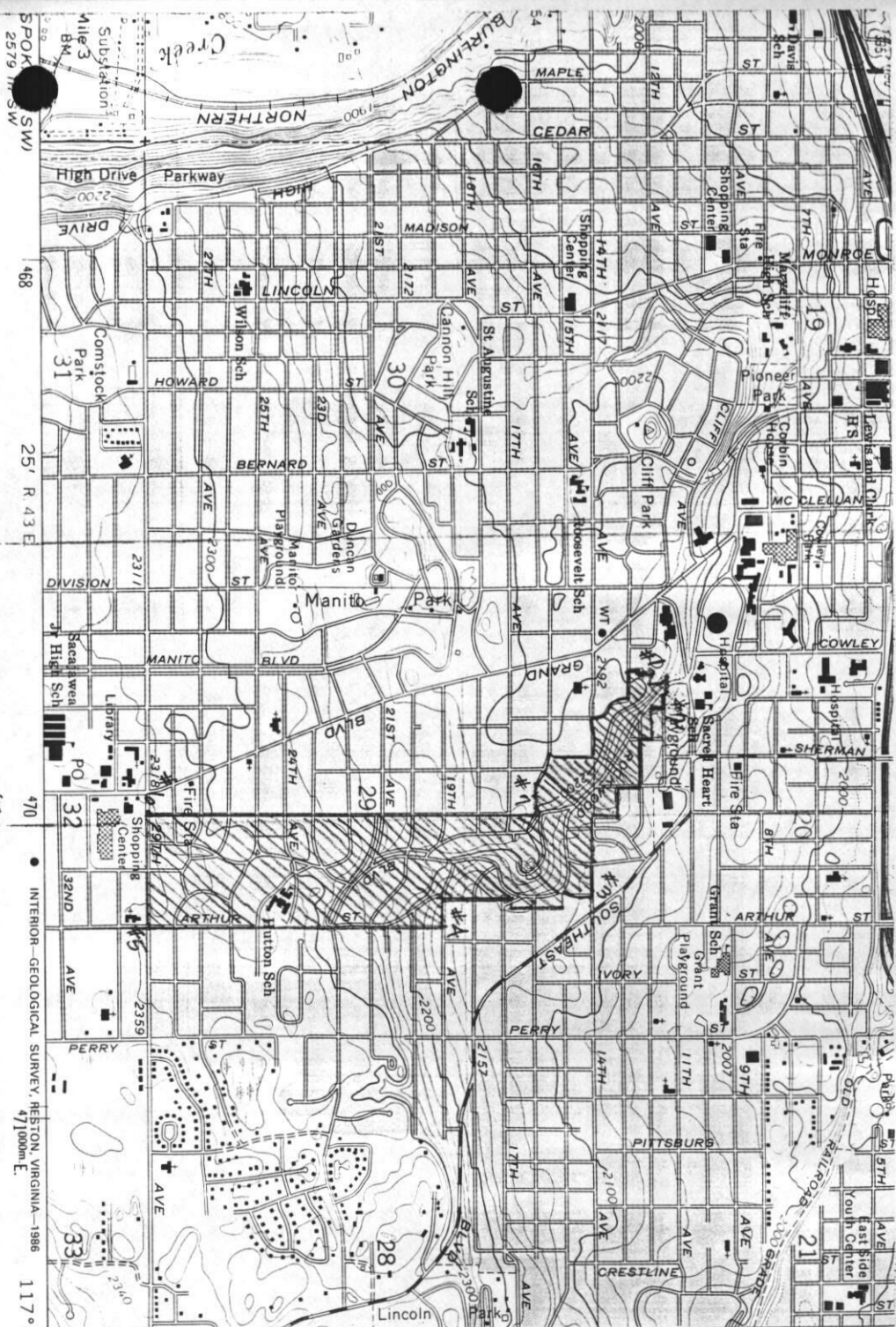
Reduced District  
Spokane, WA

UTM Reference

- # 1 11-469500-5276680
- # 2 11-469630-5296110
- # 3 11-470310-5276470
- # 4 11-470310-5295930
- # 5 11-470310-5274870
- # 6 11-469980-5274880
- # 7 11-469995-5276265

SPokane SE  
2579 III SE  
5274

DISHMAN 4.1  
COEUR D'ALENE, IDAHO 3

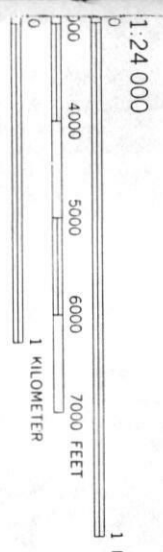


SPokane NW, WASH.

NW/4 SPOKANE 15' QUADRANGLE  
47117-F4-TF-024

Revisions shown in purple compiled from aerial  
photographs taken 1982 and other sources  
This information not field checked. Map edited 1986  
Purple tint indicates extension of urban areas

VERTICAL 20 FEET  
HORIZONTAL 10-FOOT CONTOURS  
5 REPRESENT 5 FOOT CONTOURS  
VERTICAL DATUM OF 1929

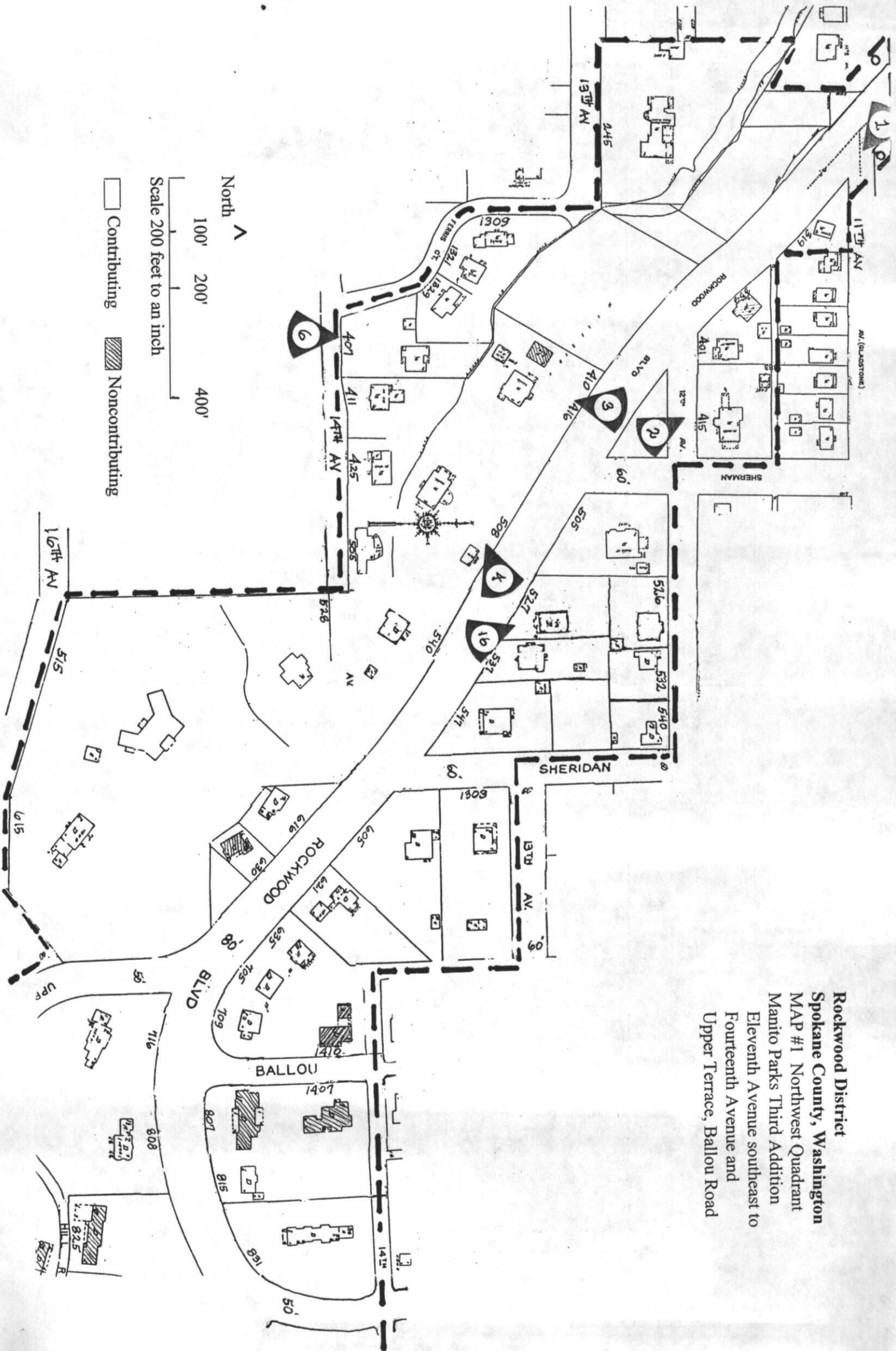



ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route

NATIONAL MAP ACCURACY STANDARDS  
R. COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND SYMBOLS IS AVAILABLE ON REQUEST



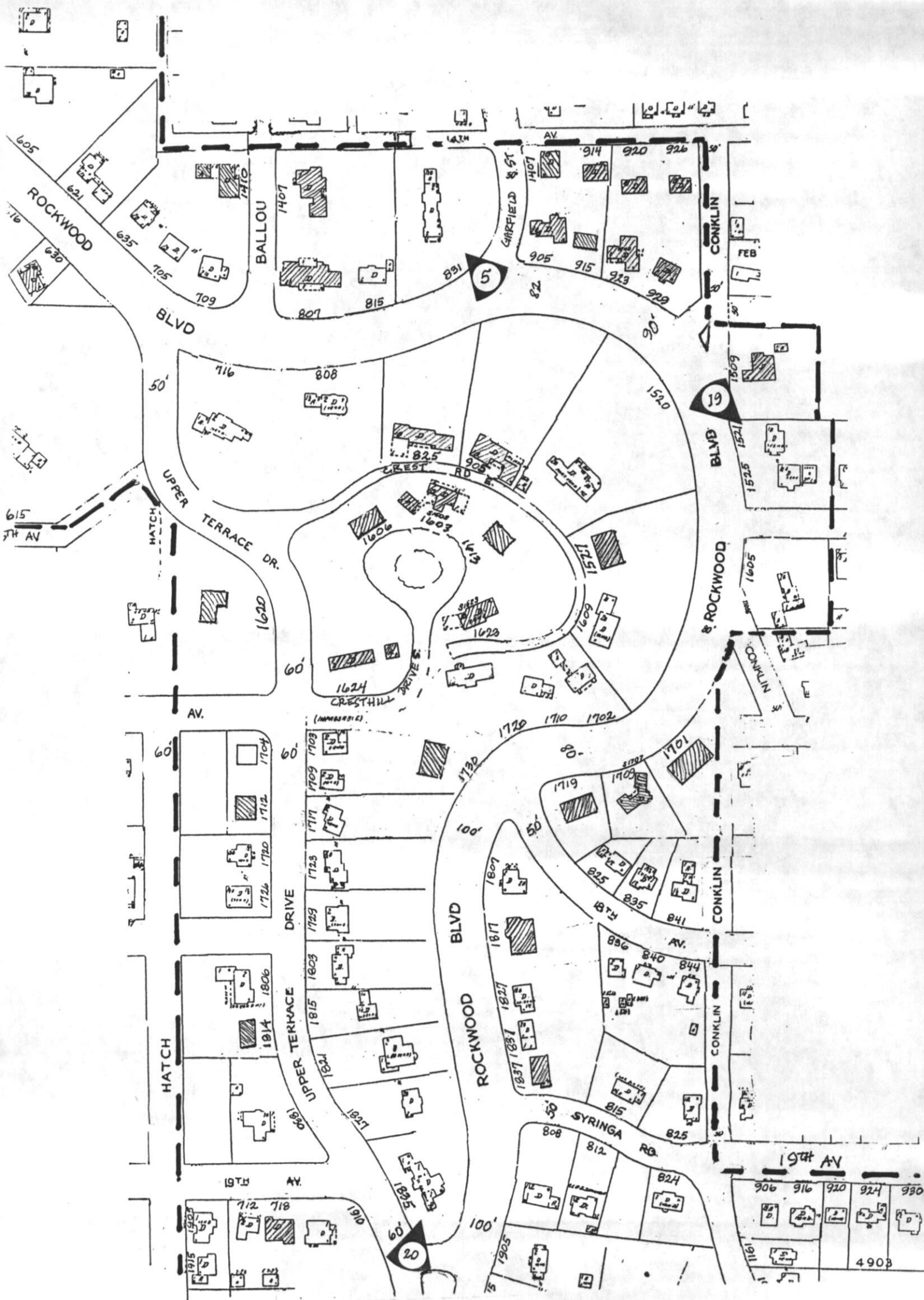
**Rockwood District  
Spokane County, Washington  
MAP #1 Northwest Quadrant  
Manito Parks Third Addition  
Eleventh Avenue southeast to  
Fourteenth Avenue and  
Upper Terrace, Ballou Road**



North   
 100' 200' 400'  
 Scale 200 feet to an inch

Rockwood District  
 Spokane County, Washington  
 MAP #2 North Quadrant  
 Rockwood Addition & north quarter of  
 Manito Parks Second Addition  
 Fourteenth Avenue south to  
 Nineteenth Avenue & Syringa Road

 Contributing  Noncontributing

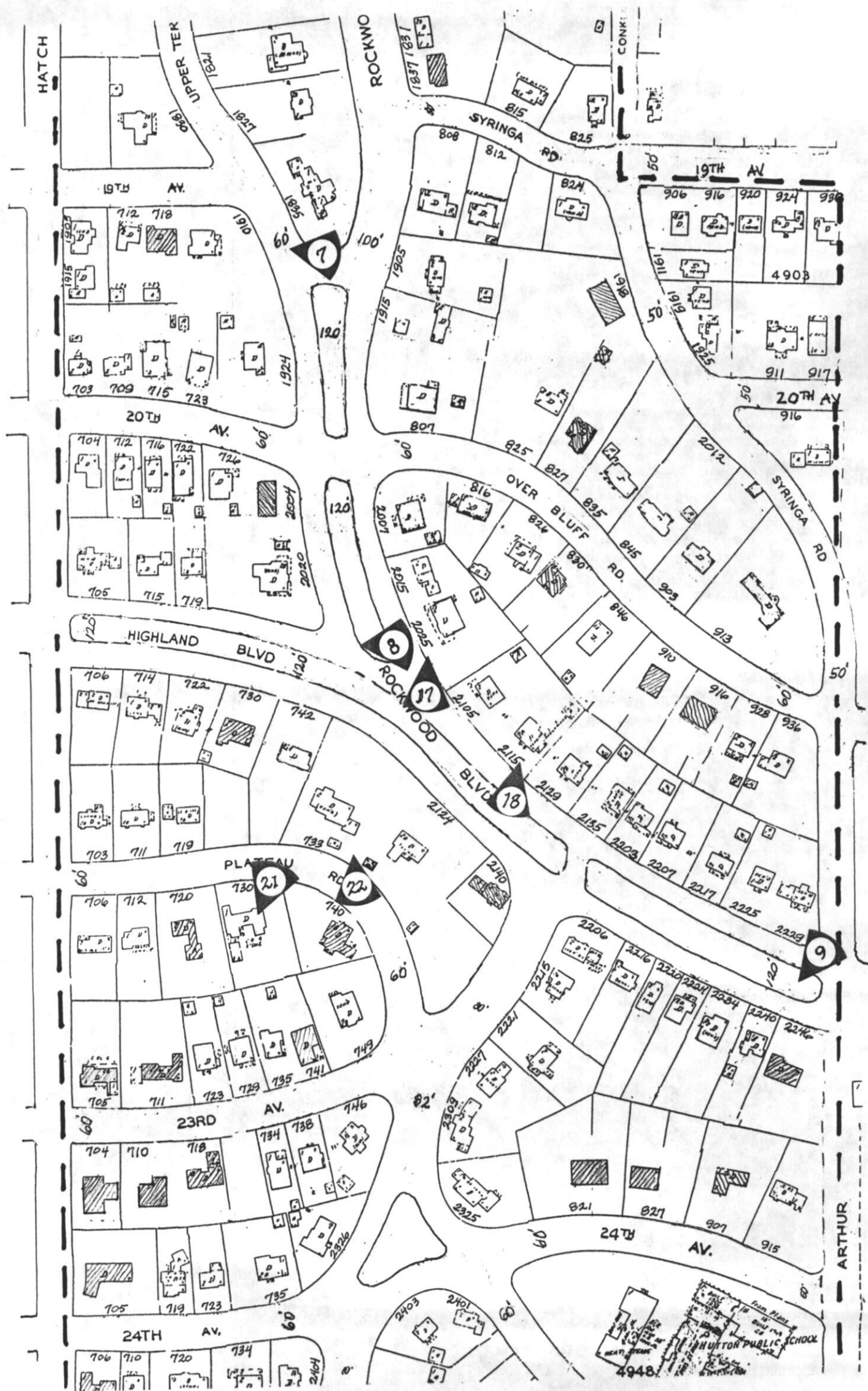


North  
100' 200' 400'

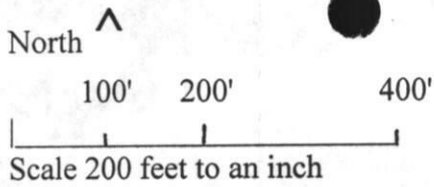
Scale 200 feet to an inch

Rockwood District  
Spokane County, Washington  
MAP #3 Middle Quadrant  
Manito Parks Second Addition  
Nineteenth Avenue south to  
Twenty-fourth Avenue

Contributing Noncontributing

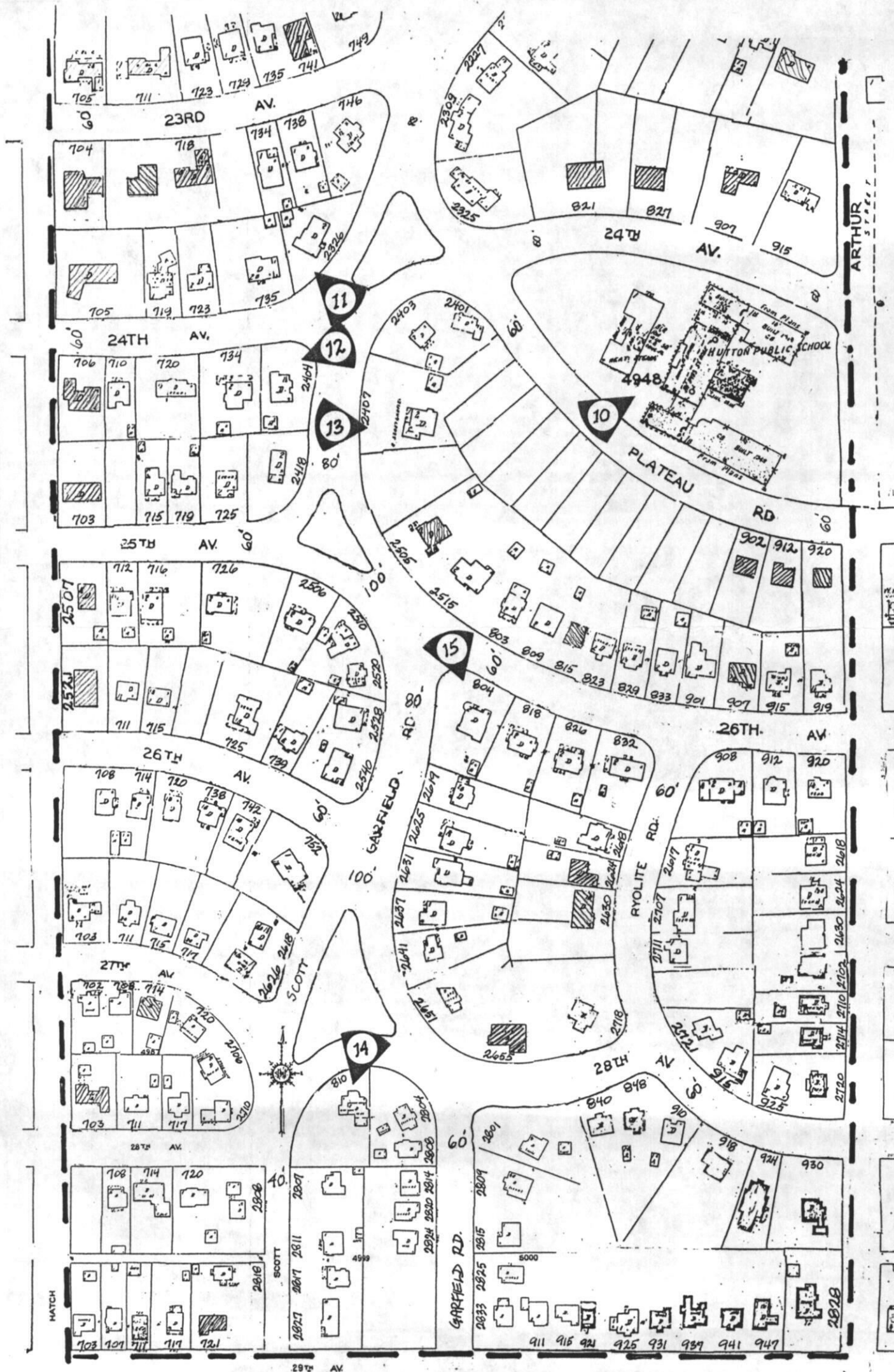






Rockwood District  
Spokane County, Washington  
MAP #4 South Quadrant  
Manito Parks Second Addition and  
Cooks Fourth Addition, Blocks 7 & 8  
Twenty-fourth Avenue south to  
Twenty-ninth Avenue

Contributing Noncontributing





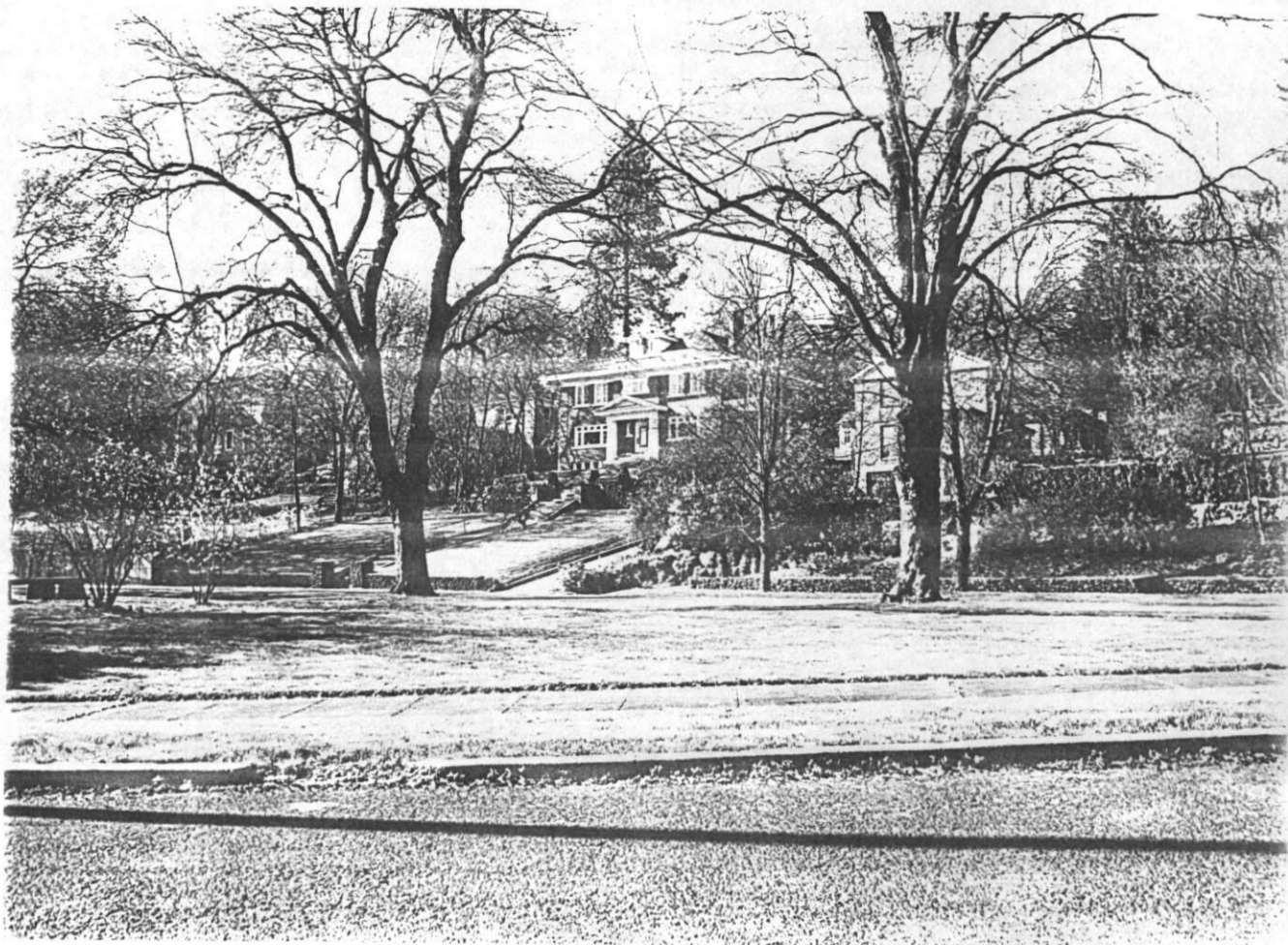
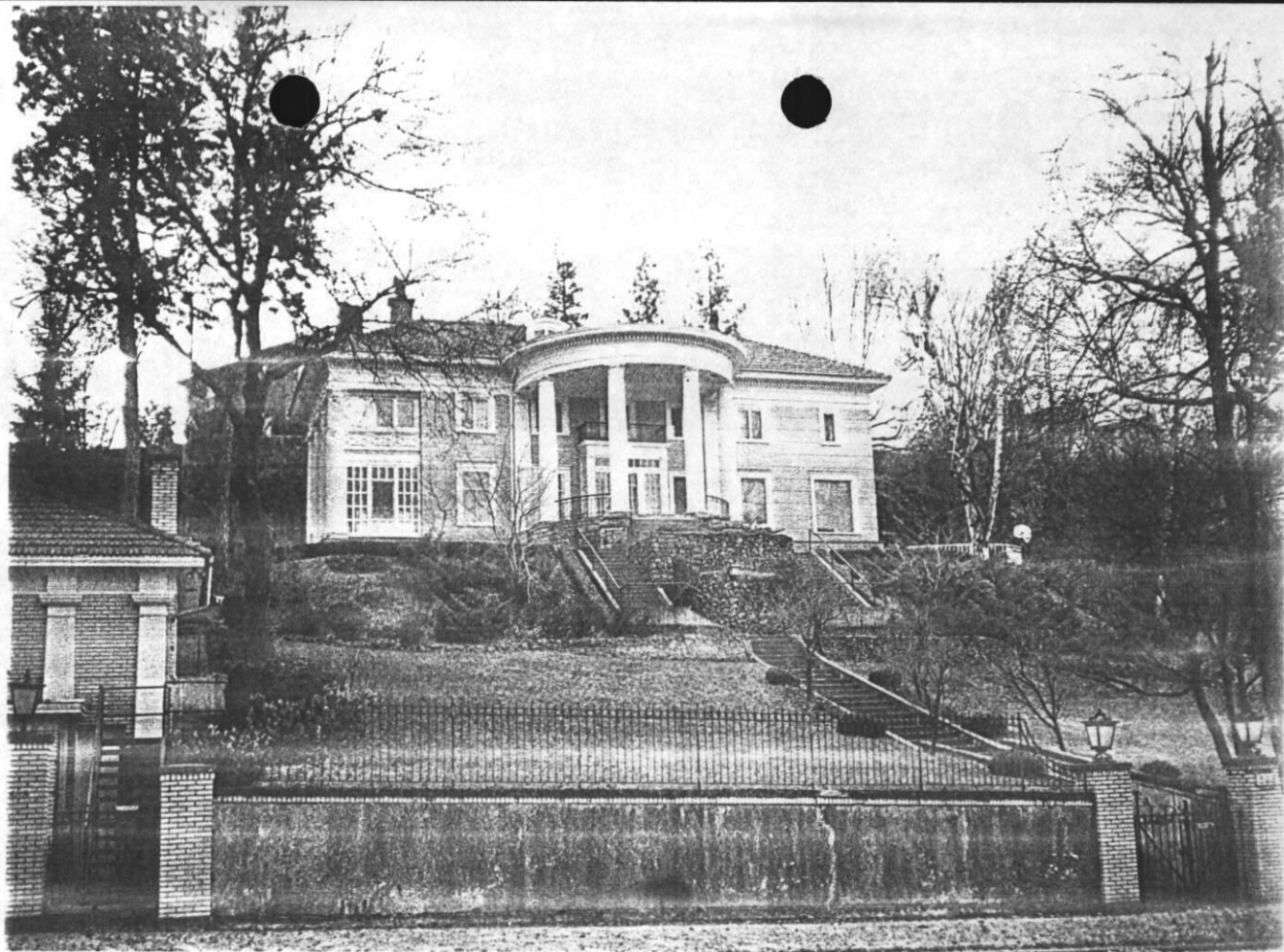
FOX RIVER BOND

A-29

25% COTTON

Rockwood District  
Spokane, WA  
#1





C-9

FOX RIVER BOND  
25% COTTON

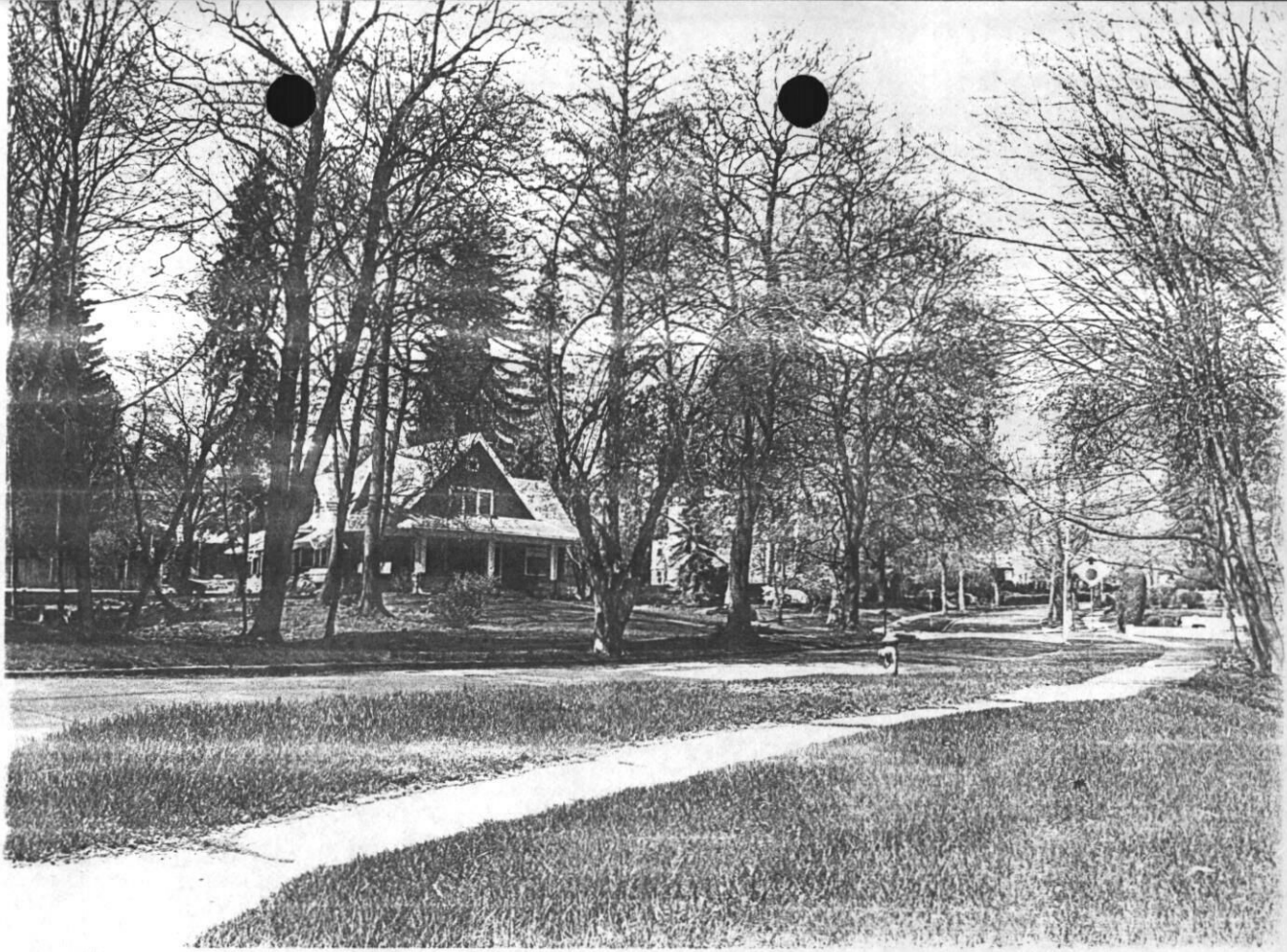
20-11-11 00002-0

Rockwood District  
Spokane WA  
#4

A-32

Rockwood District  
Spokane WA  
#3





A-16

FOX RIVER BOND  
25% COTTON

Rockwood District  
Spokane WA  
#7

D-24

048 0222

Rockwood District  
Spokane WA  
#6





3-17

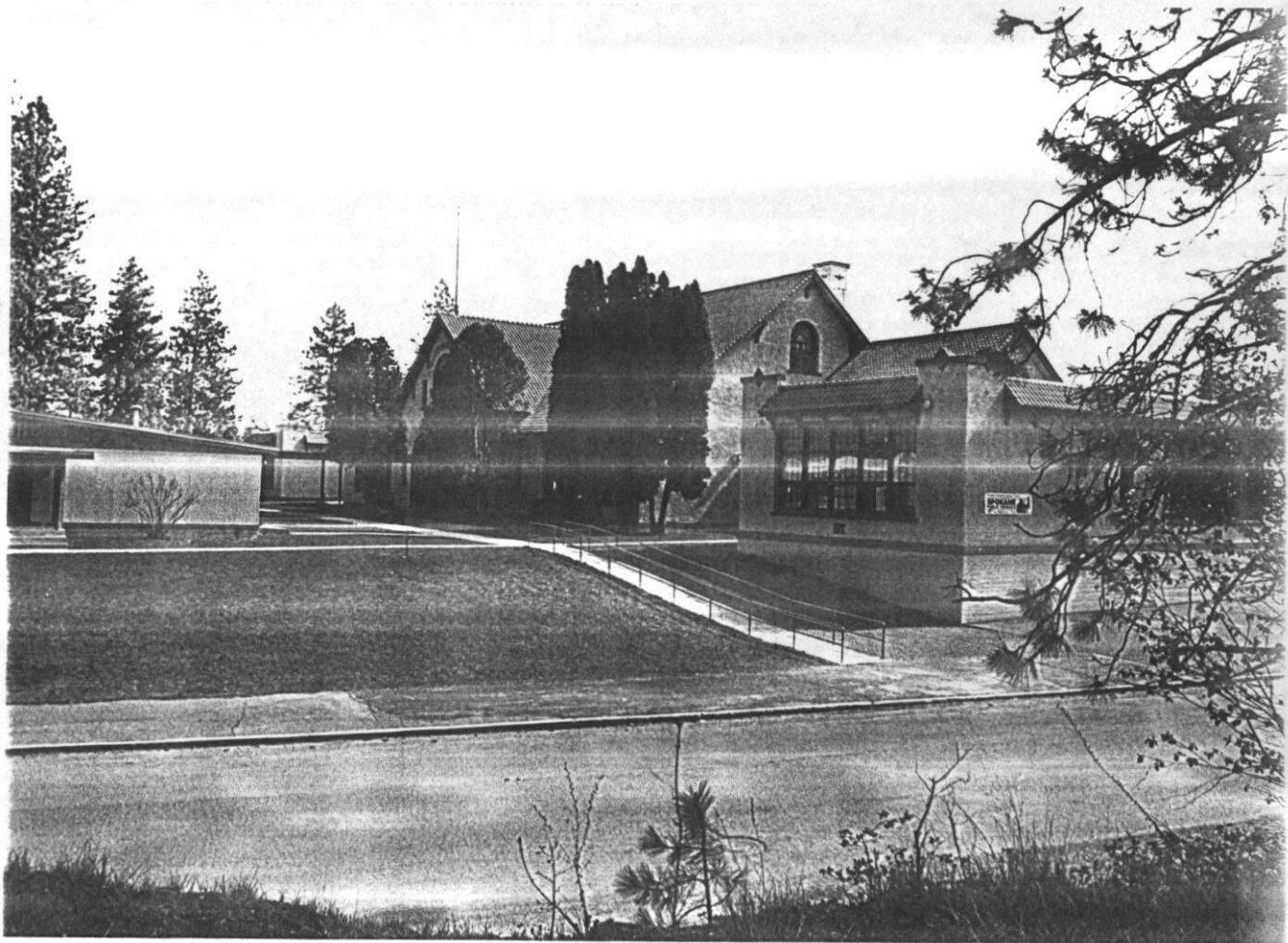
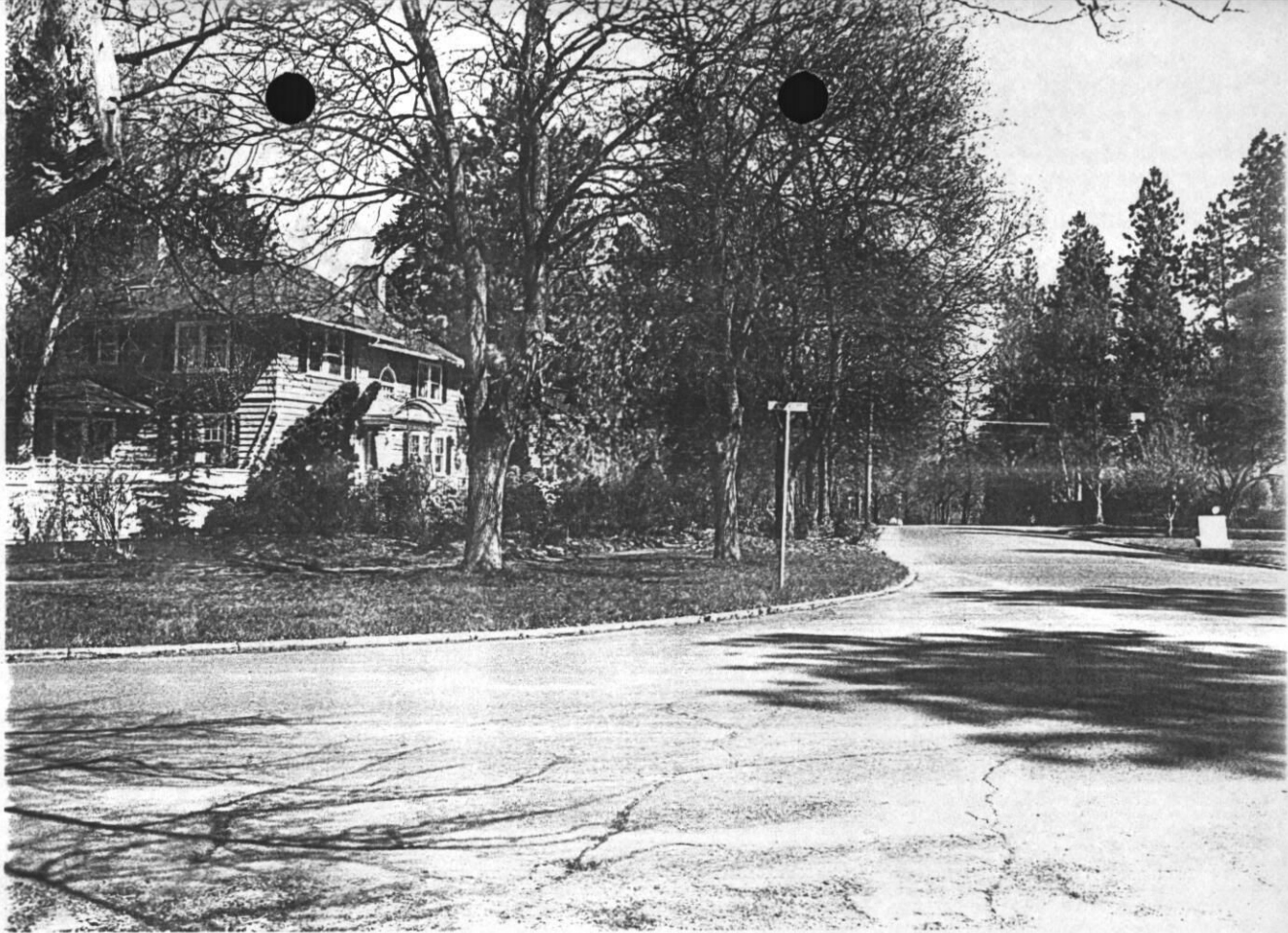
FOX RIVER BOND  
25% COTTON

Rockwood District  
Spokane WA  
#9

3-11

Rockwood District  
Spokane WA  
#8





B-34

FOX RIVER BOND  
25% COTTON

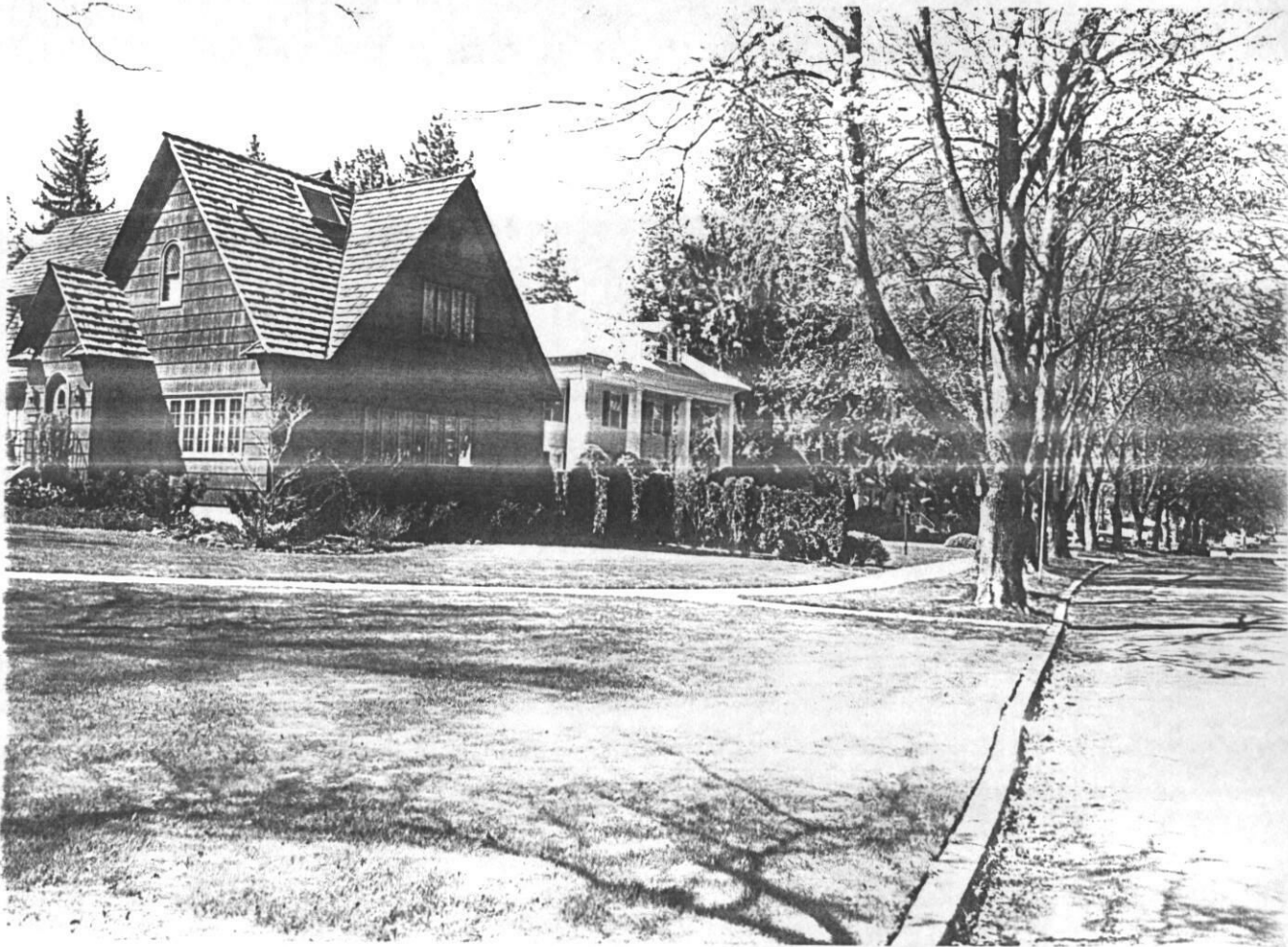
Rockwood District  
Spokane WA  
#11

B-26

048 0222

Rockwood District  
Spokane WA  
#10





FOX RIVER BOND

25% COTTON

Rockwood District  
Spokane WA  
#14

B-33

Rockwood District  
Spokane WA  
#12





C-11

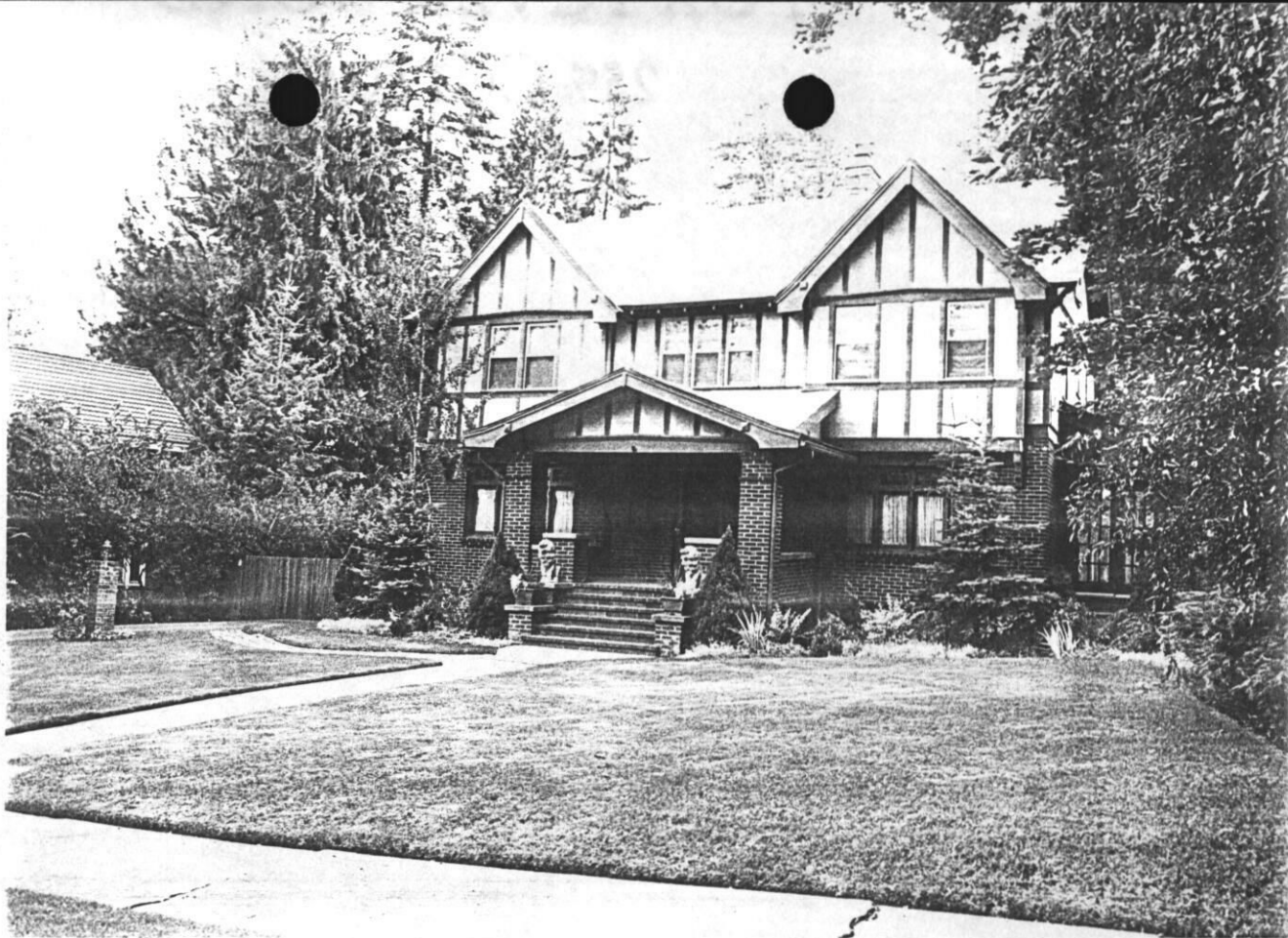
FOX RIVER BOND  
28% COTTON

Rockwood District  
Spokane WA  
#16

C-21

Rockwood District  
Spokane WA  
#15





C-19

25% COTTON

Rockwood District  
Spokane WA  
#18

C-17

Rockwood District  
Spokane WA  
#17





C-20

FOX RIVER BOARD  
25% COTTON

Zachwood District  
Spokane WA  
#20

D-9

Zachwood District  
Spokane WA  
#19

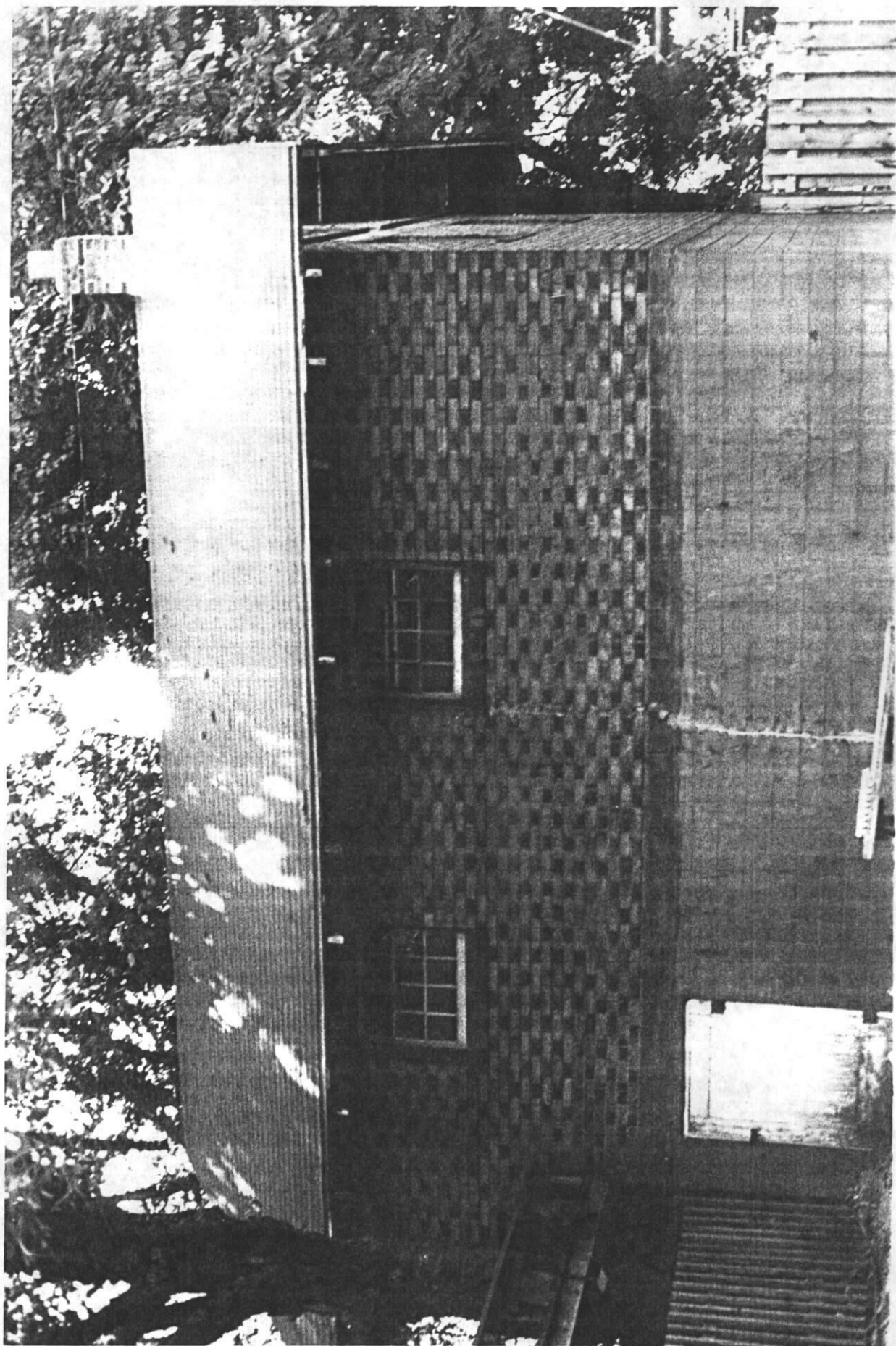




FOX RIVER BOND  
25% COTTON

Rockwood District  
Spokane, WA  
#22

Rockwood District  
Spokane, WA  
#21

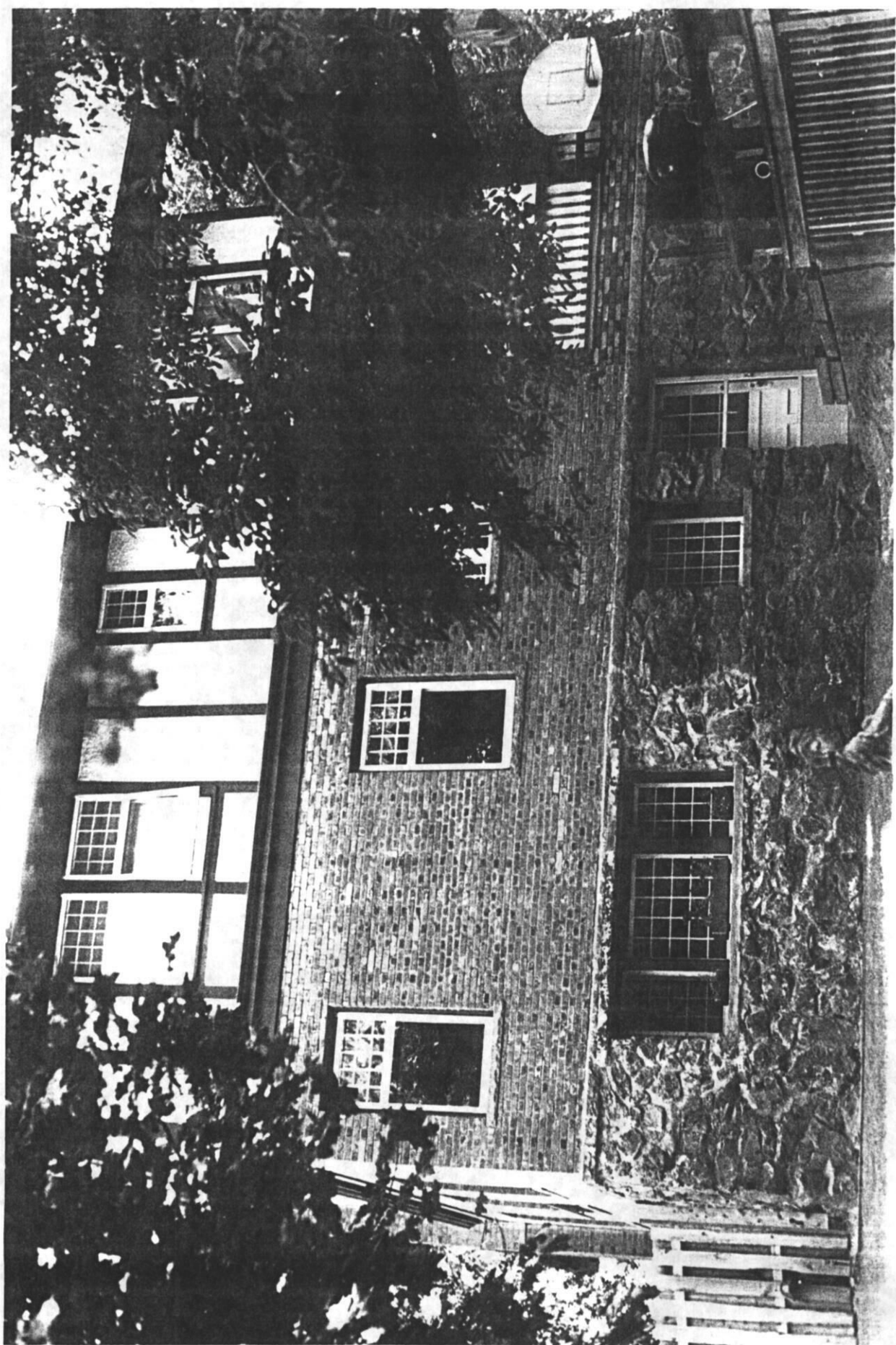




East 527 Rockwood Blvd, Spokane, WA

View from the east side looking west.

By Scott Brooks-Miller  
July 19, 1988

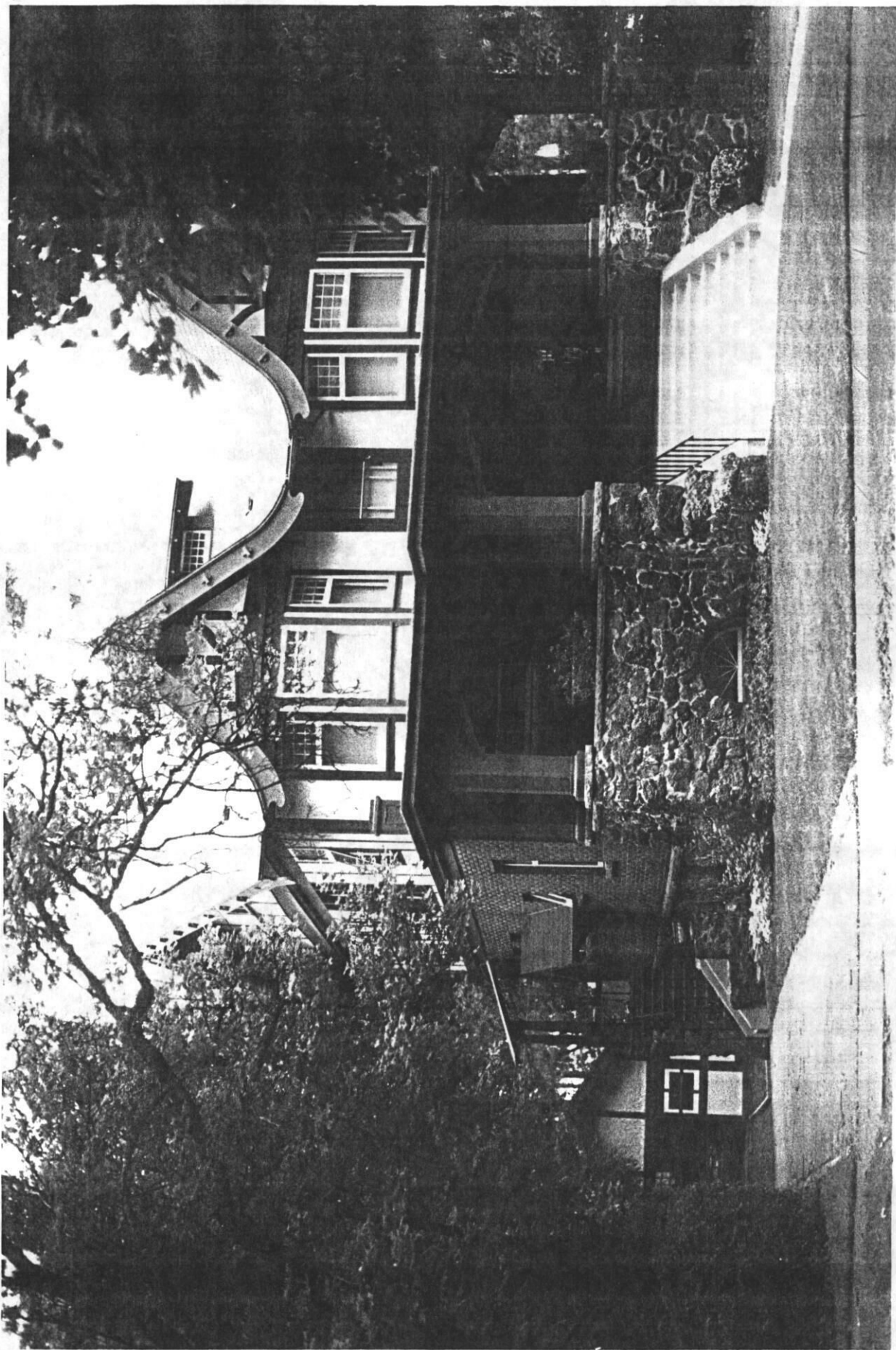


East 527 Rockwood Blvd, Spokane, WA

Rear view from North looking to the South.

By Scott Brooks-Miller  
July 19, 1988





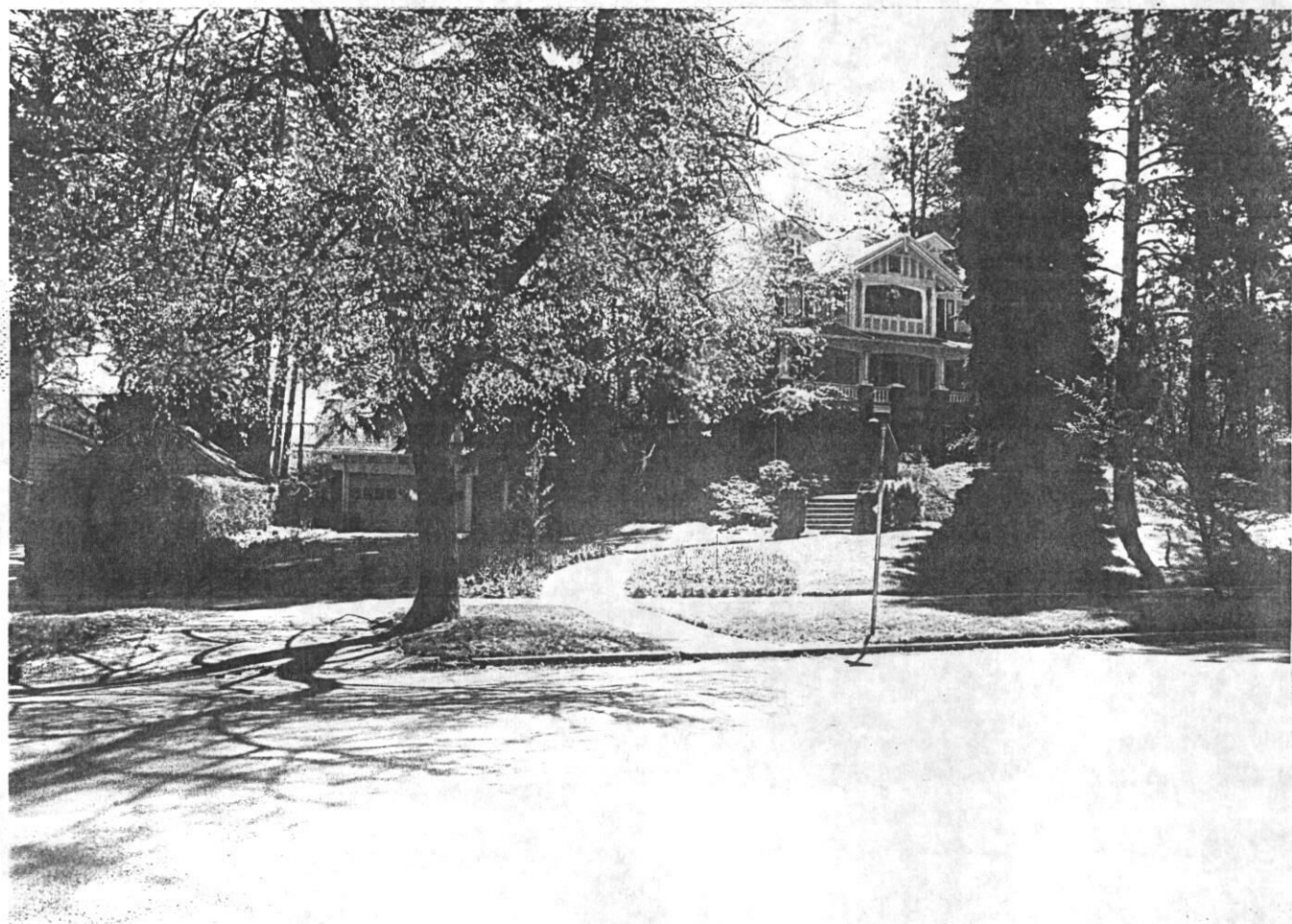
East 527 Rockwood Blvd, Spokane, WA

Primary facade, west facade and garage  
from Southwest to Northeast.

By Scott Brooks-Miller

July 19, 1988





D-3

Rockwood District  
Spokane WA  
#13

Rockwood District  
Spokane WA #13

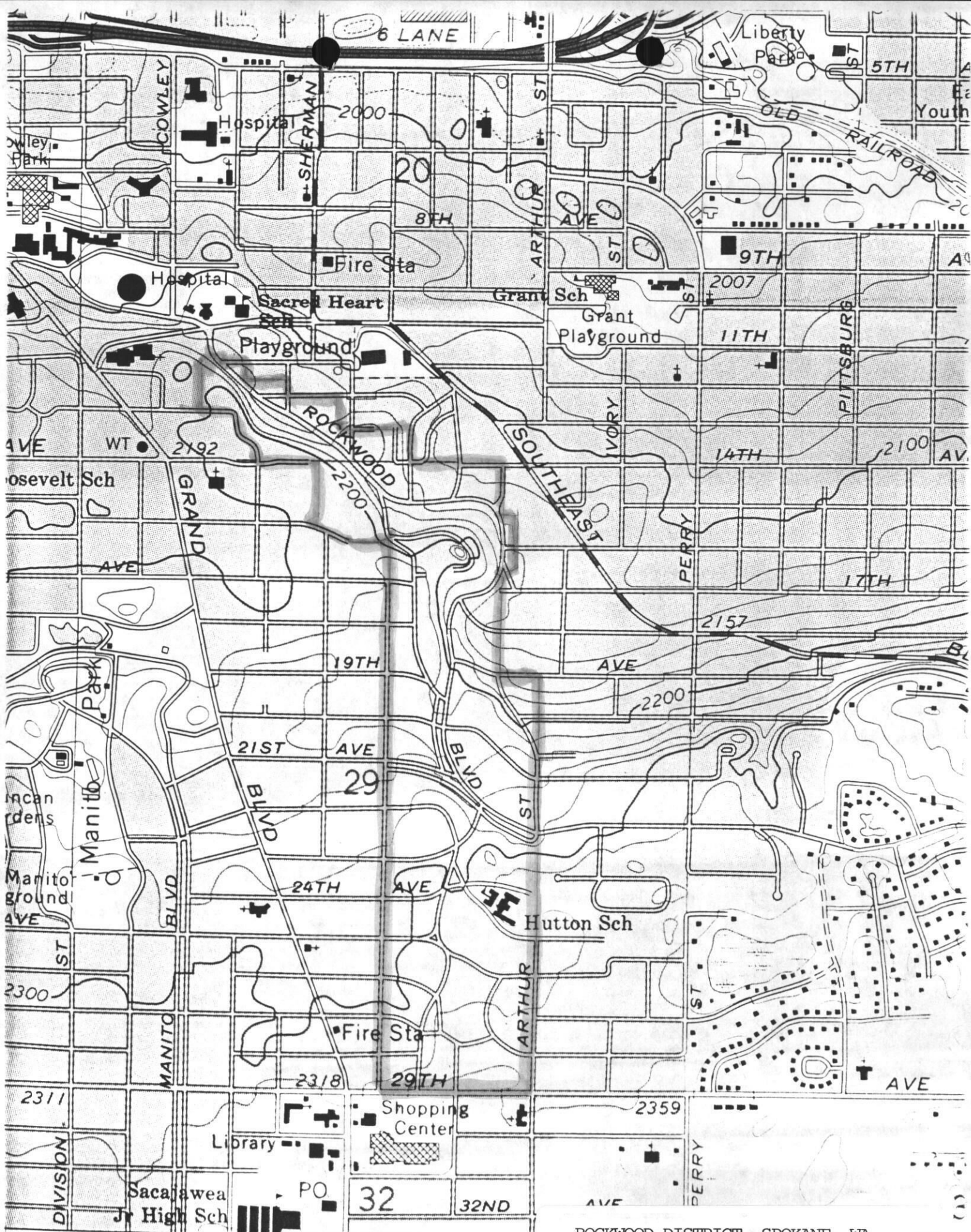




Rockwood District  
Spokane WA #2

Rockwood District  
Spokane WA #5



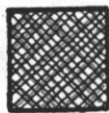


ROCKWOOD DISTRICT SPOKANE, WA

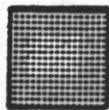
470 ● INTERIC

## KEY TO DECADES

1800'S



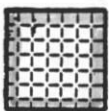
1900-1910



1911-1919



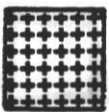
1920-1929



1930-1939



1940-1949



1950-1959



1960-1969

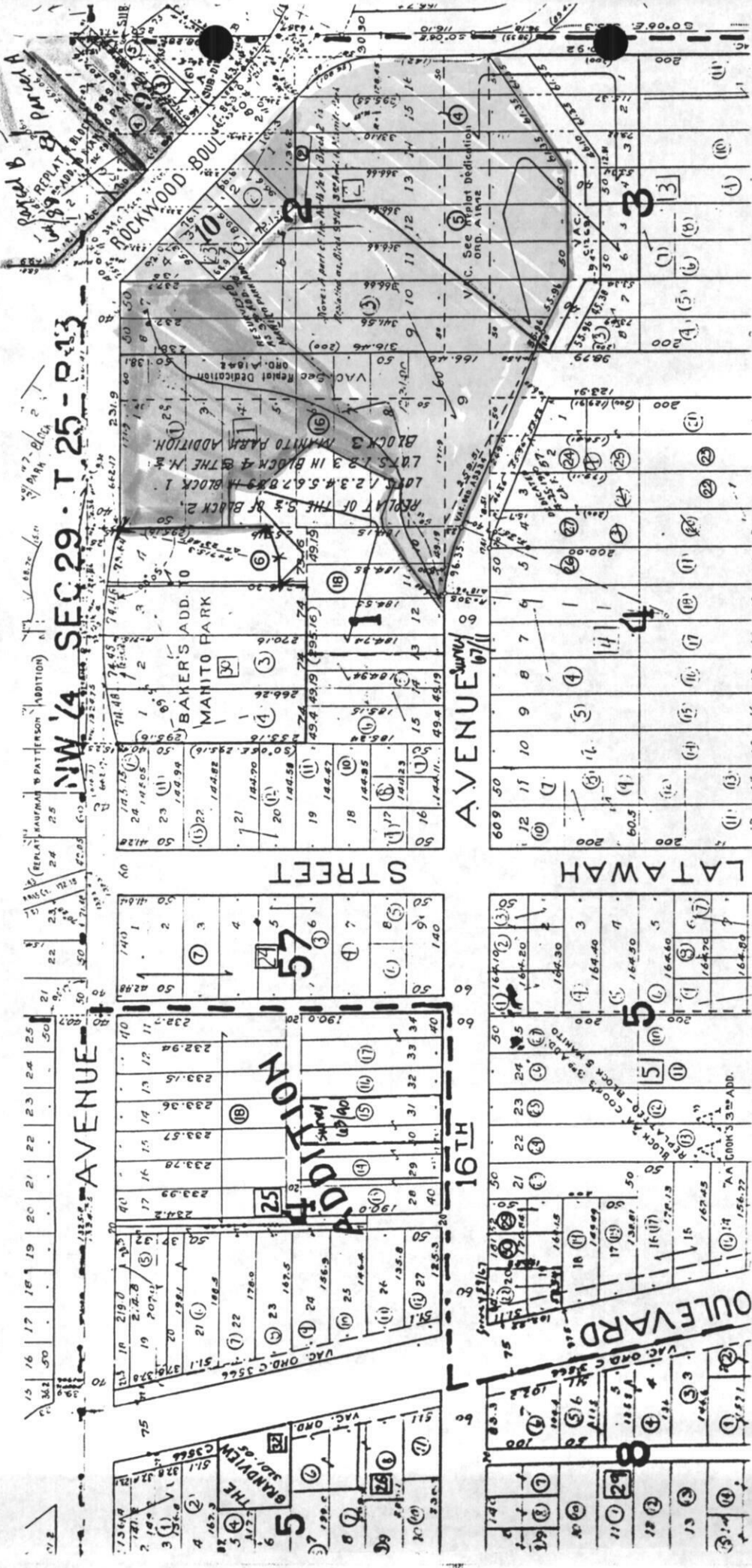


1970-1979





See to 30-35-43  
for survey 6/1/18  
25-29-22



DIVISION

STREET

13TH

GRAND BOULEVARD

SUMNER AVENUE

ROCKWOOD

HILLIARD

AVENUE

4TH ADDITION

AVENUE

9TH 14

5

10TH

SHERMAN ST

ROCKWOOD BOULEVARD

12TH AVENUE

AVENUE

16TH AVENUE

AVENUE 13

SHERIDAN STREET

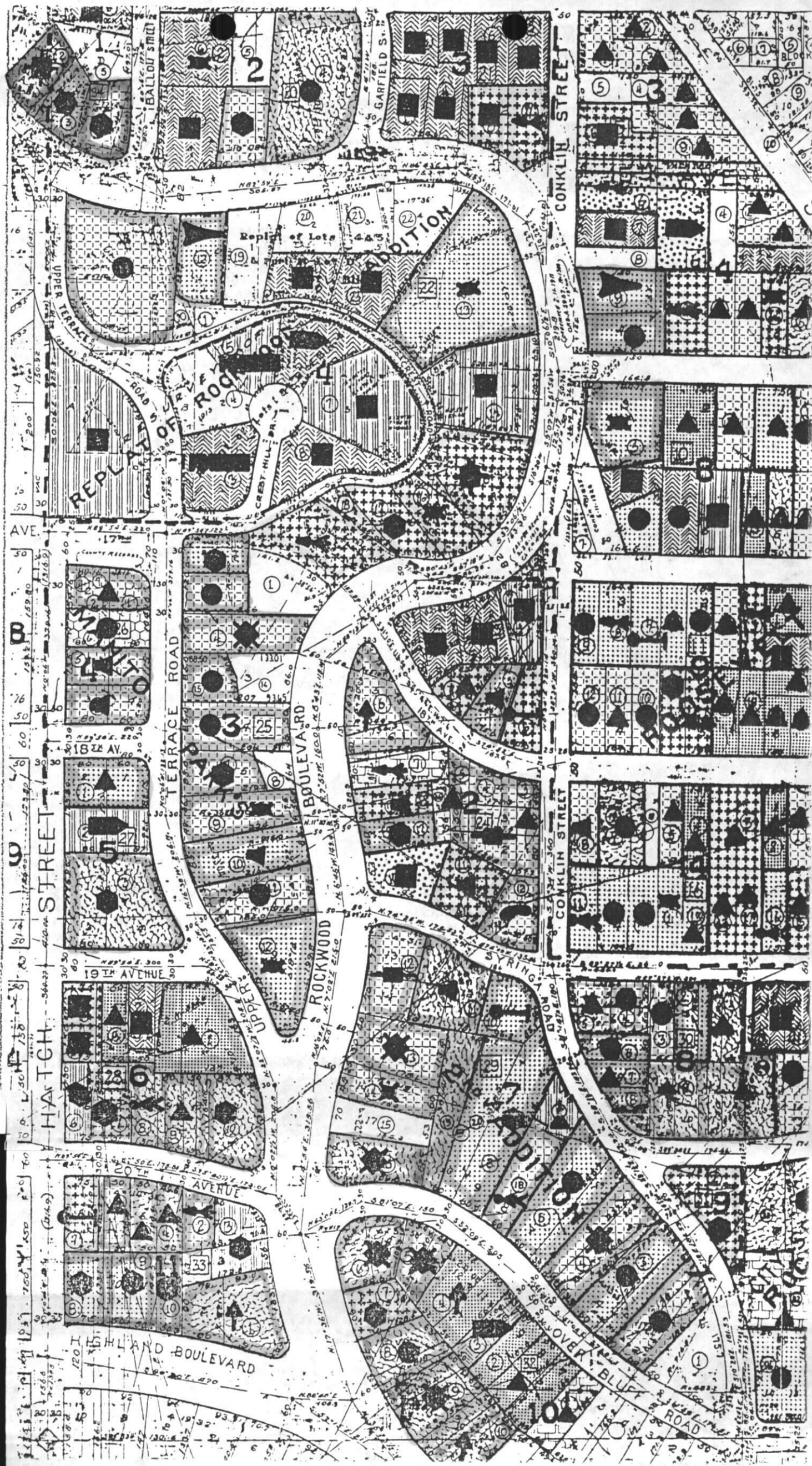
13TH AVE.

13

14

SL 44 20-25-43

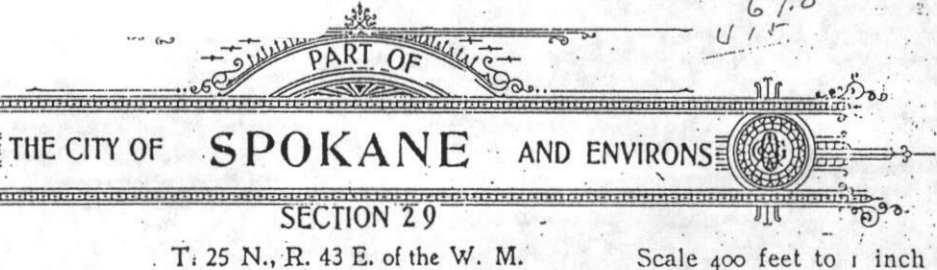












T. 25 N., R. 43 E. of the W. M.

Scale 400 feet to 1 inch

FOR SECTION 20 SEE PAGE 42



FOR SECTION 32 SEE PAGE 40

Summit Park Land Company



many make wrong deductions.  
 "One of the mysteries of the management of business is the clearing of the house. There are many well informed men of affairs who know little of clearing-house methods, believing that the total published through the Associated Press gives the amount of all business done by the associated banks for that particular week, and not one in a dozen knows the meaning of balances."  
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has called attention to this section from an investment standpoint.  
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and second addition. The property is improved and is valued in the transaction at \$250. It is bought for investment.  
 Buys Corner on Jackson.  
 Thomas H. Downing has bought two lots on the southeast corner of Jackson and Division street from John L. Davis for \$7000. The property is vacant and is bought as an investment. The legal description is lots 17 and 18, block 30, J. M. Morgan's addition.  
 In Highland Park.  
 A. M. Doyle has bought lot 18, block 7, in Highland Park addition from J. J. Gaston for \$300. The property is to be improved with a good house. The construction work will begin in the spring.  
 Buys in Cannon's Addition.  
 Nancy F. Haskell has bought a site in Cannon's addition from George E. Sheldon for \$1500. The property is on the north side of Seventh avenue near Walnut street. It is bought for investment and is known as lot 10, block 35, Cannon's addition.  
 George E. Tjland, who recently came to Spokane from the east, has bought a site in Washington Park for \$2400. The property is improved with a five-room cottage and was bought from J. W. Coleman.  
 The above sales were all made through the Cassill Investment company.

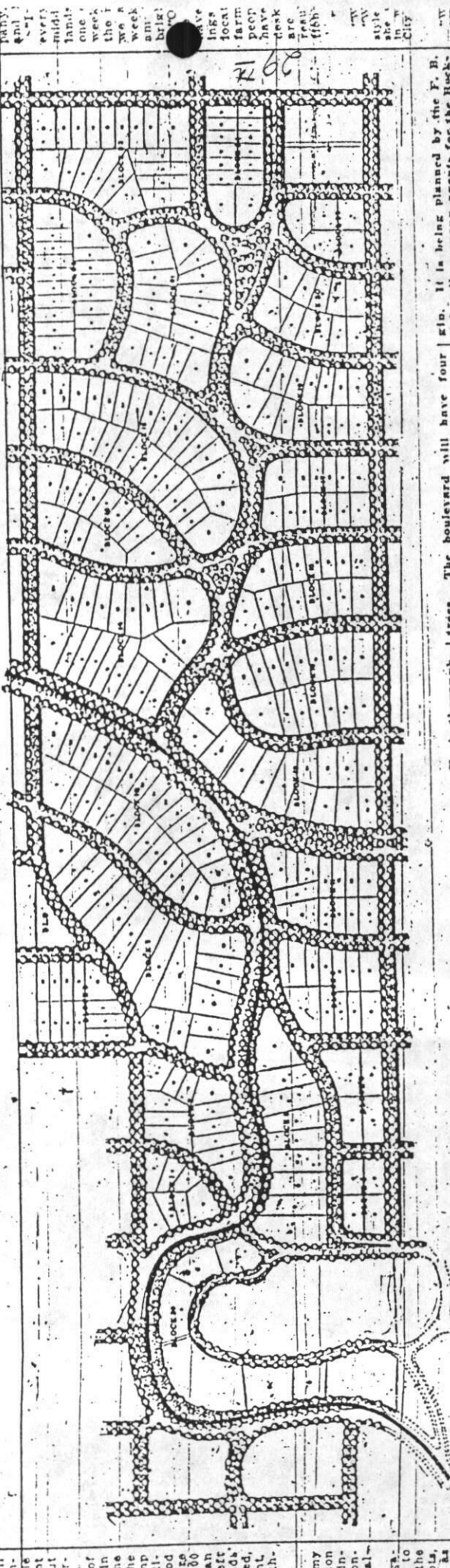
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 Mr. Frances has also bought a building site in South Side Cable addition from Otis Hill for \$1025. The property is on the north side of Seventeenth avenue, just east of Butte street. The lot is vacant and is bought for investment. The deal was negotiated by the Thompson-Gillis Investment company.

PAYS \$8000 FOR 77 ACRES  
 ISAAC S. CLARKE BUYS FARM LAND NEAR SPOKANE BRIDGE.  
 B. R. Williams Pays \$3000 for 80 Acres 13 Miles South of Sprague.  
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**Rockwood District  
Spokane County, WA  
Addresses/Time Line**

1904

1303 Sheridan S

1906

515 16th Av E

1908

707 29th Av E

711 29th Av E

717 29th Av E

1909

615 16th Av E

708 28th Av E

416 Rockwood E

1910-08

712 19th Av E

1329 Ferris Ct

826 Overbluff E

846 Overbluff E

508 Rockwood E

547 Rockwood E

605 Rockwood E

1910 Upper Terrace

1911-14

401 12th Av E

723 20th Av E

911 20th Av E

804 26th Av E

818 26th Av E

826 26th Av E

809 26th Av E

2407 Garfield S

2506 Garfield S

527 Rockwood E

2025 Rockwood S

2817 Scott

1830 Upper Terrace

1924 Upper Terrace

1912-20

415 12th Av E

526 12th Av E

532 12th Av E

245 13th Av E

407 14th Av E

930 19th Av E

716 20th Av E

715 20th Av E

734 23rd Av E

729 23rd Av E

715 25th Av E

730 Highland E

807 Overbluff E

505 Rockwood E

540 Rockwood E

2020 Rockwood S

2124 Rockwood S

2135 Rockwood S

2818 Scott

812 Syringa E

1913-06

803 26th Av E

2625 Garfield S

2631 Garfield S

831 Rockwood E

2007 Rockwood S

2105 Rockwood S

1914-02

726 25th Av E

2811 Scott

1915-08

735 23rd Av E

749 23rd Av E

734 24th Av E

735 24th Av E

915 24th Av E

2515 Garfield S

537 Rockwood E

2205 Rockwood S

1916-02

722 20th Av E

2326 Garfield S

1917-01

2207 Rockwood S

1918-01

2129 Rockwood S

1919-01

2115 Rockwood S

Page 2

1920-2

2618 Rhyolite S  
1807 Rockwood S

1921-03

425 14th Av E  
710 24th Av E  
913 Overbluff E

1922-09

712 20th Av E  
716 25th Av E  
719 25th Av E  
739 26th Av E  
832 26th Av E  
901 26th Av E  
845 Overbluff E  
635 Rockwood E  
815 Rockwood E

1923-10

840 18th Av E  
726 20th Av E  
703 20th Av E  
725 26th Av E  
2540 Garfield S  
2505 Garfield S\*  
2240 Rockwood S  
2217 Rockwood S  
808 Syringa E  
1827 Upper Terrace

1924-09

844 18th Av E  
708 26th Av E  
738 26th Av E  
742 26th Av E  
912 26th Av E  
2619 Garfield S  
936 Overbluff E  
1720 Upper Terrace  
1726 Upper Terrace

1925-07

720 26th Av E  
1309 Ferris Ct  
2221 Garfield S  
2528 Garfield S

827 Overbluff E\*

1915 Rockwood S

1925 Syringa S

1926-10

836 18th Av E  
738 23rd Av E  
712 25th Av E  
714 26th Av E  
752 26th Av E  
908 26th Av E  
920 26th Av E  
319 Rockwood E  
1905 Rockwood S  
1704 Upper Terrace\*

1927-09

723 23rd Av E  
919 26th Av E  
1321 Ferris Ct  
2520 Garfield S  
742 Highland E  
2707 Rhyolite S  
621 Rockwood E  
709 Rockwood E  
1723 Upper Terrace

1928-06

833 26th Av E  
2404 Garfield S  
928 Overbluff E  
2224 Rockwood S  
2234 Rockwood S  
1717 Upper Terrace

1929-13

906 19th Av E  
916 19th Av E  
920 19th Av E  
816 Overbluff E  
2711 Rhyolite S  
2216 Rockwood S  
2220 Rockwood S  
2225 Rockwood S  
825 Syringa E  
1709 Upper Terrace  
1729 Upper Terrace  
1803 Upper Terrace  
1815 Upper Terrace

Page 3

1930-07

540 12th Av E  
823 26th Av E  
915 26th Av E  
703 29th Av E  
2641 Garfield S  
2804 Garfield S  
1525 Rockwood S

1931-11

746 23rd Av E  
848 28th Av E  
910 28th Av E  
2637 Garfield S  
2651 Garfield S  
2808 Garfield S  
2815 Garfield S  
903 Overbluff E  
2718 Rhyolite S  
2721 Rhyolite S  
1911 Syringa S

1932-02

722 Highland E  
1919 Syringa S

1933-01

411 14th Av E

1934-02

918 28th Av E  
705 Rockwood E

1935-01

1521 Rockwood S

1936-03

2814 Garfield S  
1520 Rockwood S  
1835 Upper Terrace

1937-16

725 25th Av E  
840 28th Av E  
921 29th Av E  
925 29th Av E  
2624 Arthur  
2702 Arthur  
2418 Garfield S  
2820 Garfield S

2809 Garfield S

825 Overbluff E

835 Overbluff E

716 Rockwood E

808 Rockwood E

2618 Scott

2626 Scott

1821 Upper Terrace

1938-14

715 26th Av E

829 26th Av E

810 28th Av E

930 28th Av E

931 29th Av E

2710 Arthur

2714 Arthur

2720 Arthur

2325 Garfield S

2801 Garfield S

2825 Garfield S

2617 Rhyolite S

2706 Scott

1703 Upper Terrace

1939-33

505 14th Av E

835 18th Av E

924 19th Av E

915 24th Av E

702 27th Av E

708 27th Av E

720 27th Av E

703 27th Av E

711 27th Av E

715 27th Av E

717 27th Av E

714 28th Av E

720 28th Av E

717 28th Av E

915 28th Av E

925 28th Av E

915 29th Av E

937 29th Av E

941 29th Av E

947 29th Av E

2618 Arthur

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1939--cont

705 Highland E  
715 Highland E  
719 Highland E  
711 Plateau Rd  
1605 Rockwood S  
1831 Rockwood S  
2206 Rockwood S  
2229 Rockwood S  
2710 Scott  
2807 Scott  
824 Syringa E  
1806 Upper Terrace

1940-16

704 20th Av E  
709 20th Av E  
720 24th Av E  
924 28th Av E  
911 29th Av E  
953 29th Av E  
2630 Arthur  
2215 Garfield S  
2227 Garfield S  
2403 Garfield S  
706 Highland E  
714 Highland E  
703 Plateau Rd  
719 Plateau Rd  
1827 Rockwood S  
2140 Rockwood S\*

1941-16

825 18th Av E  
916 20th Av E  
711 26th Av E  
711 28th Av E  
1609 Crest Rd  
2510 Garfield S  
2833 Garfield S  
706 Plateau Rd  
712 Plateau Rd  
733 Plateau Rd  
1702 Rockwood S  
1710 Rockwood S  
1720 Rockwood S

2015 Rockwood S

2808 Scott

815 Syringa E

1942-04

2309 Garfield S

2401 Garfield S

2827 Garfield S

2827 Scott

1943--

1944--

1945--

1946-06

841 18th Av E

719 24th Av E

723 24th Av E

2824 Garfield S

1905 Hatch

1915 Hatch

1947-02

2624 Rhyolite S

923 Rockwood E

1948-05

705 23rd Av E

720 Plateau Rd

730 Plateau Rd\*\*

410 Rockwood E

929 Rockwood E

1949-02

714 27th Av E

1429 Rockwood S

1950-07

711 23rd Av E

1407 Ballou

830 Overbluff E

740 Plateau Rd

339 Rockwood E

625 Rockwood E

1509 Rockwood S

1951

1952

1709 Rockwood S

706 24th Av E

1953

703 25th Av E

Page 5

1954-10

718 23rd Av E  
705 24th Av E  
907 26th Av E  
703 28th Av E  
1410 Ballou  
2630 Rhyolite S  
807 Rockwood E  
914 Rockwood E  
905 Rockwood E  
2246 Rockwood S

1955-08

741 23rd Av E  
907 24th Av E  
905 Crest Rd  
1603 Crest Hill Dr  
1623 Crest Hill Dr  
1624 Crest Hill Dr  
1407 Garfield S  
2655 Garfield S

1956

825 Crest Rd

1957

710 23rd Av E  
721 29th Av E

1958

704 23rd Av E

1959

915 Rockwood E  
1719 Rockwood S

1960

815 26th Av E  
1613 Crest Hill Dr

1961

1527 Crest Rd

1962

1701 Rockwood S  
2004 Rockwood S

1963

827 24th Av E  
1918 Syringa S

1967

1814 Upper Terrace

1968

1606 Crest Hill Dr  
2521 Hatch  
902 Plateau Rd

1972

1837 Rockwood S

1973

920 Plateau Rd  
1503 Rockwood S

1975

821 24th Av E

1976

1501 Rockwood S  
1620 Upper Terrace

1983

1817 Rockwood S

1984

2012 Syringa S

1989

910 Overbluff E

1990

1712 Upper Terrace

1992

916 Overbluff E

1995

1728 Rockwood S

\*Altered historic

\*\*Notable, less than 50 years old

Rockwood Development  
Year/Number Homes Built

1904-01

1906-01

1907

1908-01

1909-03

1910-08

1911-14

1912-20

1913-06

1914-02

1915-08

1916-02

1917-01

1918-01

1919-01

1920-02

1921-03

1922-09

1923-10

1924-09

1925-07

1926-10

1927-09

1928-06

1929-13

1930-07

1931-11

1932-02

1933-01

1934-02

1935-01

1936-03

1937-16

1938-14

1939-33

1940-16

1941-16

1942-04

1943

1944

1945

1946-06

1947-02

1948-05

1949-02

1950-07

1951

1952-02

1953-01

1954-10

1955-08

1956-01

1957-02

1958-01

1959-02

1960-02

1961-01

1962-02

1963-02

1964

1965

1966

1967-01

1968-03

1969

1970

1971

1972-01

1973-02

1974

1975-01

1976-02

1977

1978

1979

1980

1981

1982

1983-01

1984-01

1985

1986

1987

1988

1989-01

1990-01

1991

1992-01

1993

1994

1995-01

